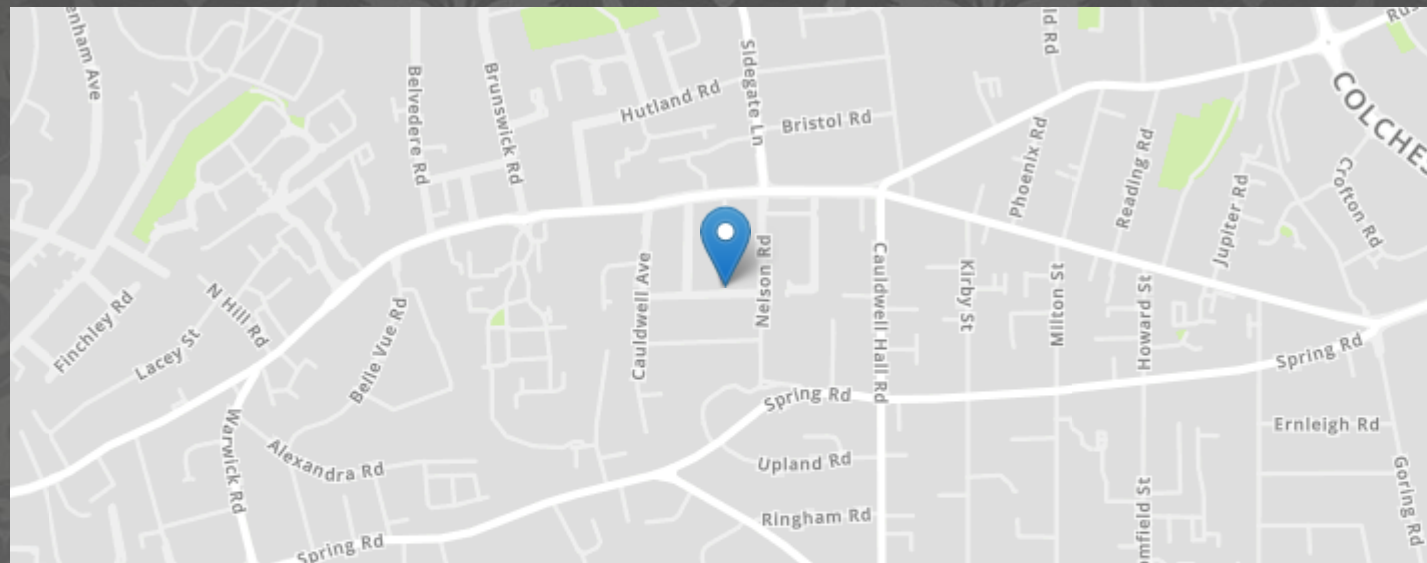


Holland Road, Ipswich



- TWO BEDROOM
- DINING AREA
- COMPLETE ONWARD CHAIN
- LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM

MARKS & MANN

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MARKS & MANN



Holland Road, Ipswich

Situated in the popular east of Ipswich is this well presented two bedroom mid terrace property falling within Northgate High School catchment (Subject To Availability). This accommodation comprises of lounge, dining room, kitchen, two bedrooms and a family bathroom. Benefits include of double glazed windows, gas central heating, rear garden.

A short walk to Sainsbury's Local on Woodbridge Road. 0.8 miles to Ipswich hospital on Heath Road. 0.9 miles to Derby Road train station.

Viewing is highly advised to avoid disappointment.

£190,000

Holland Road, Ipswich

- Front

Tiled path to front door with shingle area.
- Lounge

3.43m x 3.43m (11' 3" x 11' 3") Double glazed window to front, Radiator.
- Inner Lobby

Stairs to first floor.
- Dining Room

3.48m x 3.46m (11' 5" x 11' 4") Double glazed window to rear, Understairs cupboard, Radiator.
- Kitchen

3.22m x 2.14m (10' 7" x 7' 0") Double glazed window to side and door, laminate flooring, Wall and base fitted units with cupboards and drawers, Laminate worktops, Plumbing for a washing machine, Space for a fridge freezer, built in oven, electric hob and cooker hood, Sink and drainer unit and mixer tap, Part tiled.
- Landing

Doors to :-
- Bedroom One

3.51m x 3.44m (11' 6" x 11' 3") Double glaze window to front, Radiator.
- Bedroom Two

3.53m x 3.49m (11' 7" x 11' 5") Double glazed window to rear, Built in cupboard, Loft access, Radiator.

- Bathroom

Double glazed window to rear, Bath with shower attachment, Pedestal hand wash basin, Low level W.C. Airing cupboard, Part tiled, Radiator.
- Rear Garden

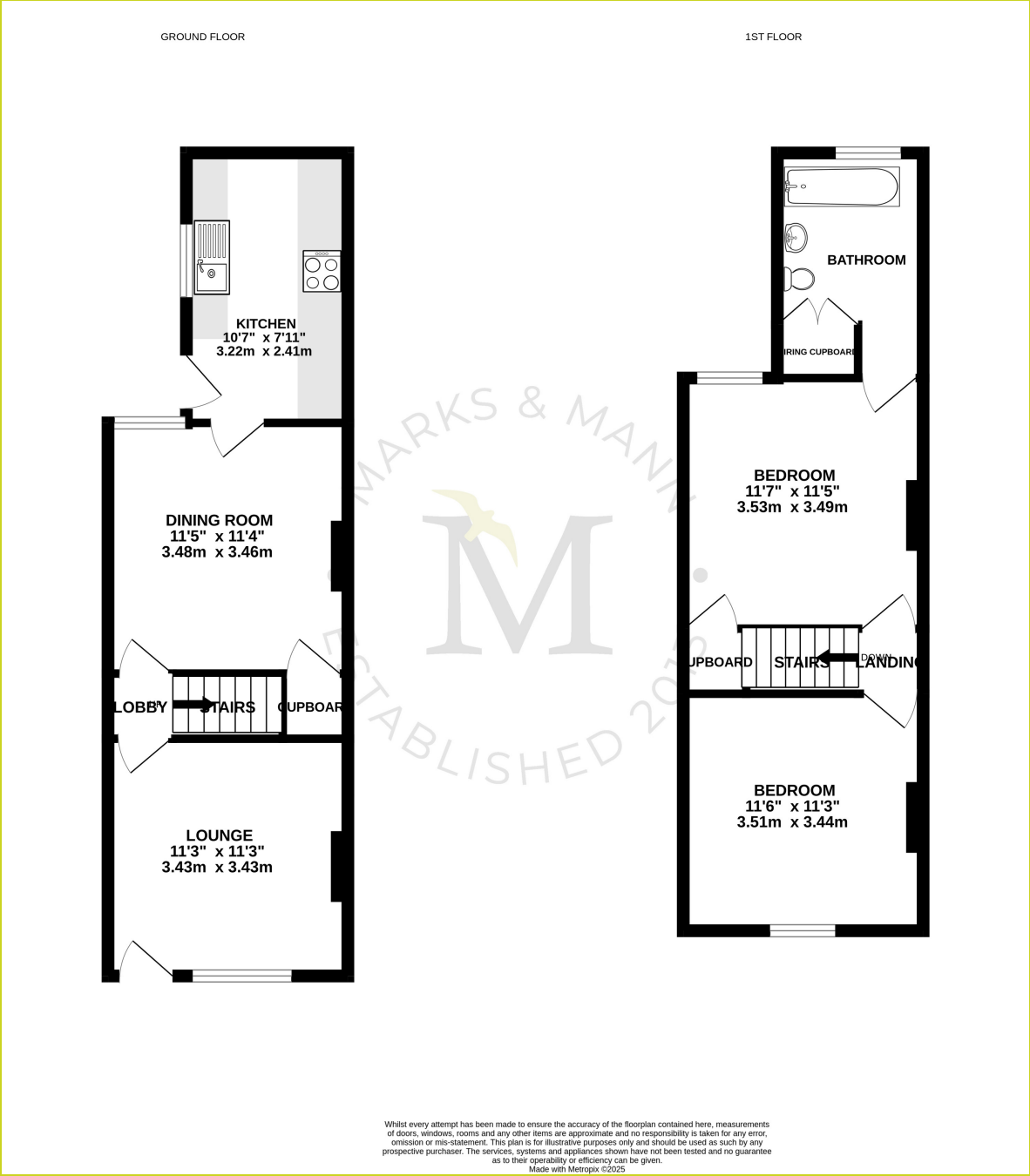
Mostly laid to lawn, Trees, shrubs, Two brick built storage cupboards. rear access.
- Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
- Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- Council Tax Band

At the time of instruction the council tax band for this property is band A.

Holland Road, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

