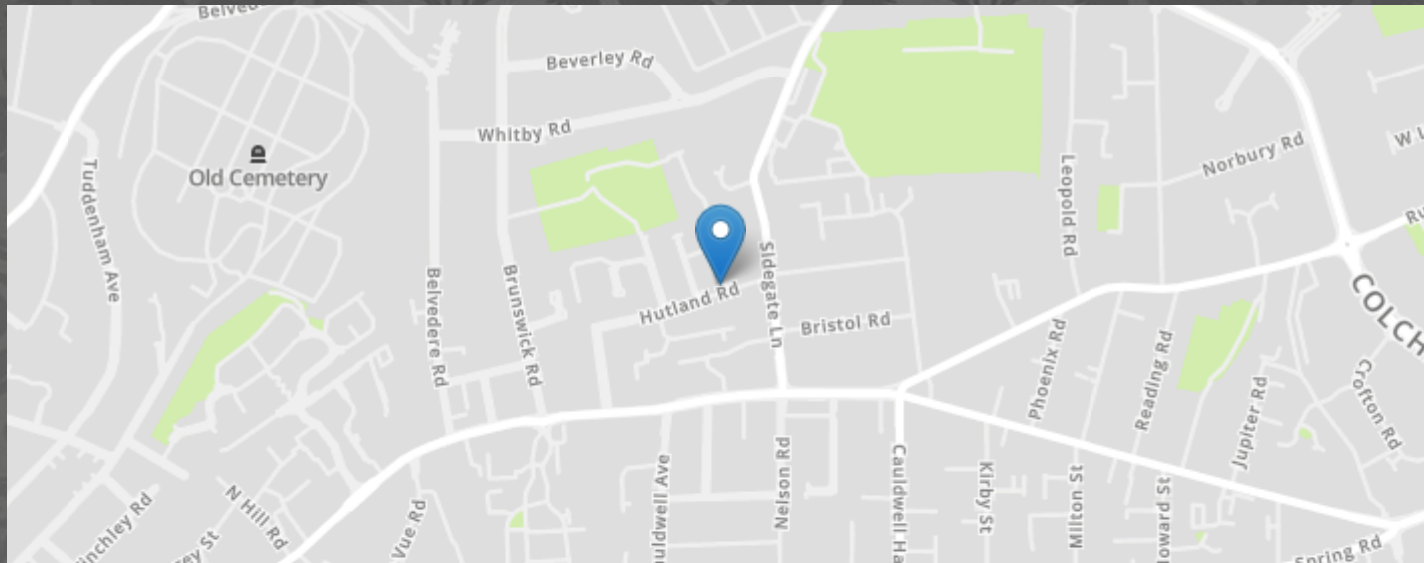


Hutland Road, Ipswich



- NEW KITCHEN
- MODERNISED
- GARAGE
- LIVING / DINING ROOM
- CLOSE TO AMENITIES
- NEW BATHROOM
- OFF ROAD PARKING
- GARDEN
- IDEAL LOCATION
- ALL ELECTRIC

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Hutland Road, Ipswich

Introduced to the market for sale is this exceptionally well kept and well presented three bedroom detached home. Situated in an ideal location the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living dining area, kitchen, utility space and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from, off road parking plus a garage and garden to the rear aspect which features patio space and artificial lawn.

The property has been refurbished and modernised throughout over the course of ownership and has also had a full rewire with a new consumer unit.

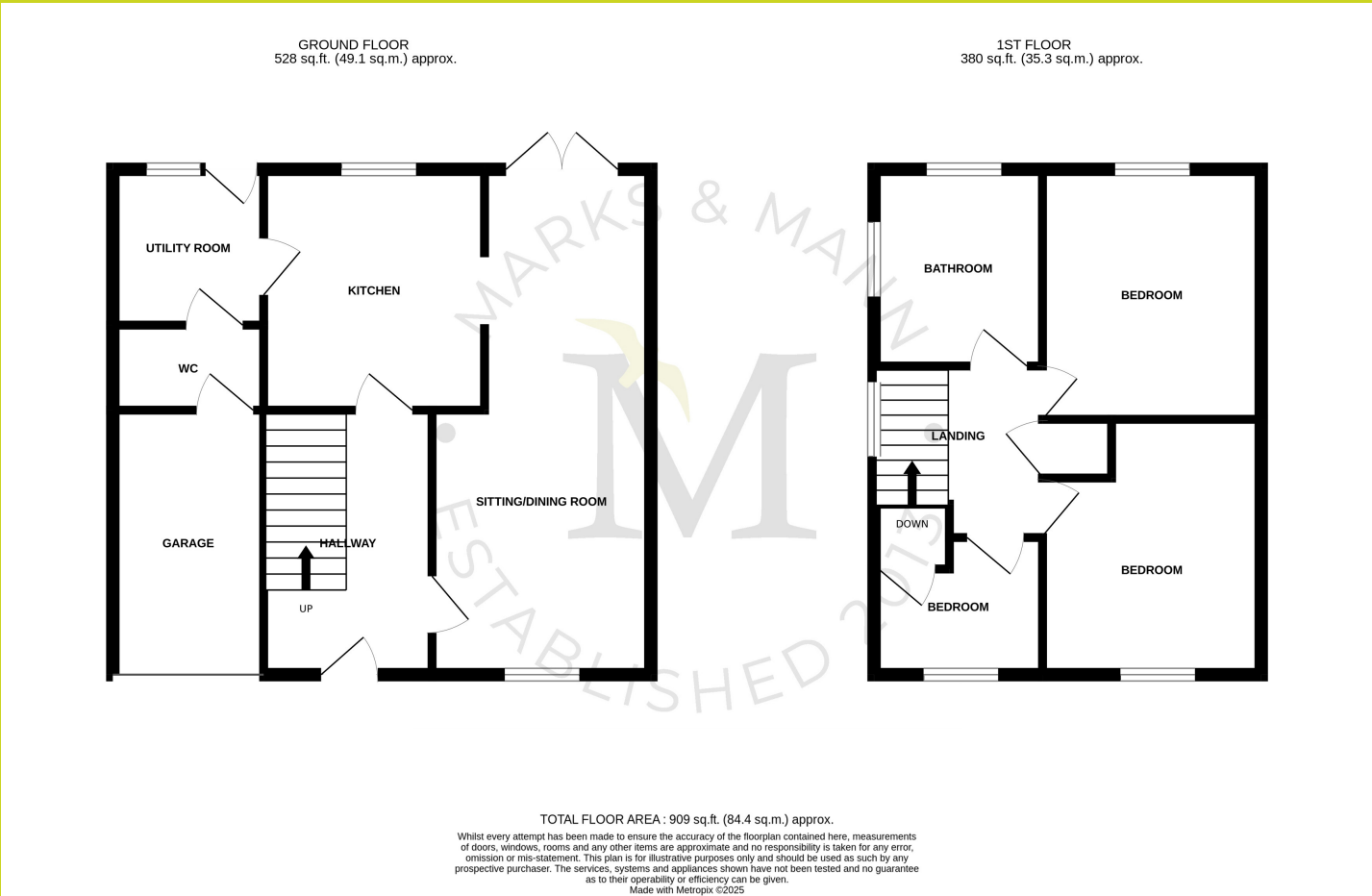
Call now to register your interest and arrange a private first hand viewing.

£350,000 Offers in Excess of

Hutland Road, Ipswich

| | |
|--|---|
| Entrance hall | Garden |
| Front door, electric radiator. | Artificial lawn, patio, raised bed. |
| Living room | Outside |
| 3.510m x 7.527m (11' 6" x 24' 8") Double glazed window to front aspect, French doors to rear aspect, ceiling spot lights, electric radiator. | Off road parking to front aspect with stoned space and garage, garden to rear aspect with artificial lawn, patio and raised bed. |
| Kitchen | Directions |
| 3.001m x 3.726m (9' 10" x 12' 3") Double glazed window to rear aspect, sink/draining board, integrated oven, integrated microwave, ceiling spot lights. | Using a SatNav, please use IP4 4HQ as the point of destination. |
| utility | Location |
| 2.277m x 2.144m (7' 6" x 7' 0") Door to the rear aspect, double glazed window to the rear aspect, electric radiator, ceiling spot lights. | Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities. |
| Cloakroom | Important information |
| Low level WC, basin, ceiling spot lights. | Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C. EPC rating: E |
| Landing | Disclaimer |
| Double glazed window to side aspect, ceiling spot lights. | 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts. |
| Bedroom one | Money Laundering Regulations |
| 3.468m x 4.098m (11' 5" x 13' 5") Double glazed window to front aspect, electric radiator, ceiling spot lights. | 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. |
| Bedroom two | Council Tax Band |
| 3.482m x 3.547m (11' 5" x 11' 8") Double glazed window to rear aspect, electric radiator, ceiling spot lights. | At the time of writing the council tax band for this property is band C. |
| Bedroom three | |
| 2.635m x 2.502m (8' 8" x 8' 3") Double glazed window to front aspect, electric radiator, storage cupboard, ceiling spot lights. | |
| Bathroom | |
| Dual double glazed window/S to side and rear aspect, heated towel rail, ceiling spot lights, basin, low level WC, bath, shower over. | |

Hutland Road, Ipswich



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

