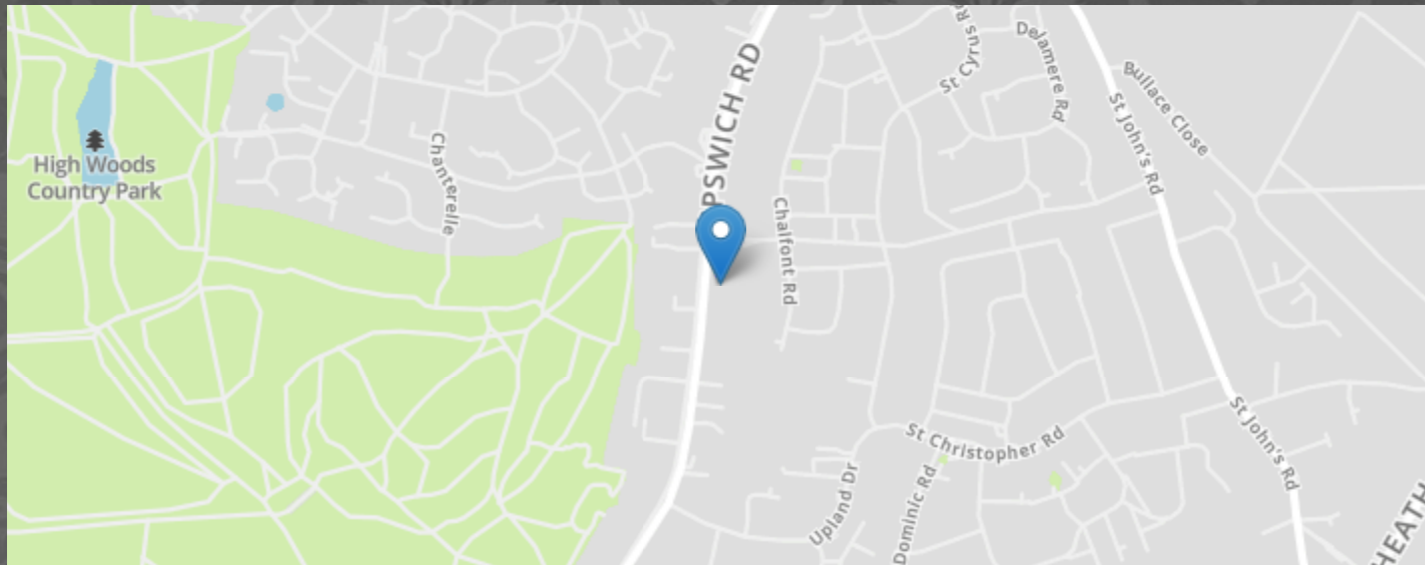


Ipswich Road, Colchester



- ANNEXE
- FOUR BEDROOM DETACHED HOME
- GARDEN
- DOUBLE GLAZED
- EASY ACCESS TO A12

- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EN-SUITE
- TWO RECEPTION ROOMS
- IDEAL LOCATION
- CHAIN FREE

**MARKS & MANN**

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**MARKS & MANN**



### Ipswich Road, Colchester

Introduced to the market for sale is the spacious, exceptionally well kept and presented four bedroom detached home. Positioned in an ideal location of Colchester on Ipswich road close to schools, amenities and easy access to the A12.

Internally the property benefits from, on the ground floor: Entrance hall, living room, second reception, kitchen and WC. To the first floor: Landing, bedroom one which features an En-suite plus walk in wardrobe, bedroom two, bedroom three and bedroom four. Externally the property benefits from, off road parking for multiple vehicles, garden to the rear which features patio space, lawn, unit and the annexe.

The property is currently tenanted but will be sold with no forward chain.

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

**£800,000**

# Ipswich Road, Colchester

# Ipswich Road, Colchester

## Entrance hall

Front door, radiator.

## Dining/living room

3.25m x 7.85m (10' 8" x 25' 9")  
Double glazed window to front aspect, fire place, electric fire place, ceiling spot lights, radiator.

## Kitchen

3.72m x 7.39m (12' 2" x 24' 3")  
Double glazed window to rear aspect, double glazed window/S to side aspect, door to rear aspect, island, extractor fan, sink, integrated microwave, integrated dish washer, ceiling spot lights, radiator.

## Living room

4.10m x 3.51m (13' 5" x 11' 6")  
Double glazed window to front aspect, electric radiator.

## WC

Basin, WC, ceiling spot lights.

## Landing

## Bedroom

3.72m x 4.69m (12' 2" x 15' 5")  
Double glazed window to rear aspect, radiator, walk in wardrobe.

## En-suite

Double glazed window to side aspect, shower cubicle, WC, basin, ceiling spot lights, heated towel rail.

## Bedroom

2.95m x 3.59m (9' 8" x 11' 9")  
Double glazed window to front aspect, fire place, radiator.

## Bedroom

3.20m x 3.66m (10' 6" x 12' 0")  
Double glazed window to front aspect, fire place, radiator.

## Bedroom

2.43m x 2.71m (8' 0" x 8' 11")  
Double glazed window to front aspect, radiator.

## Bathroom

Double glazed window to side aspect, shower cubicle, free standing bath, basin, WC, ceiling spot lights, heated towel rail.

## Annexe

Entrance hall, living room, bedroom, kitchen and bathroom.

## Garden

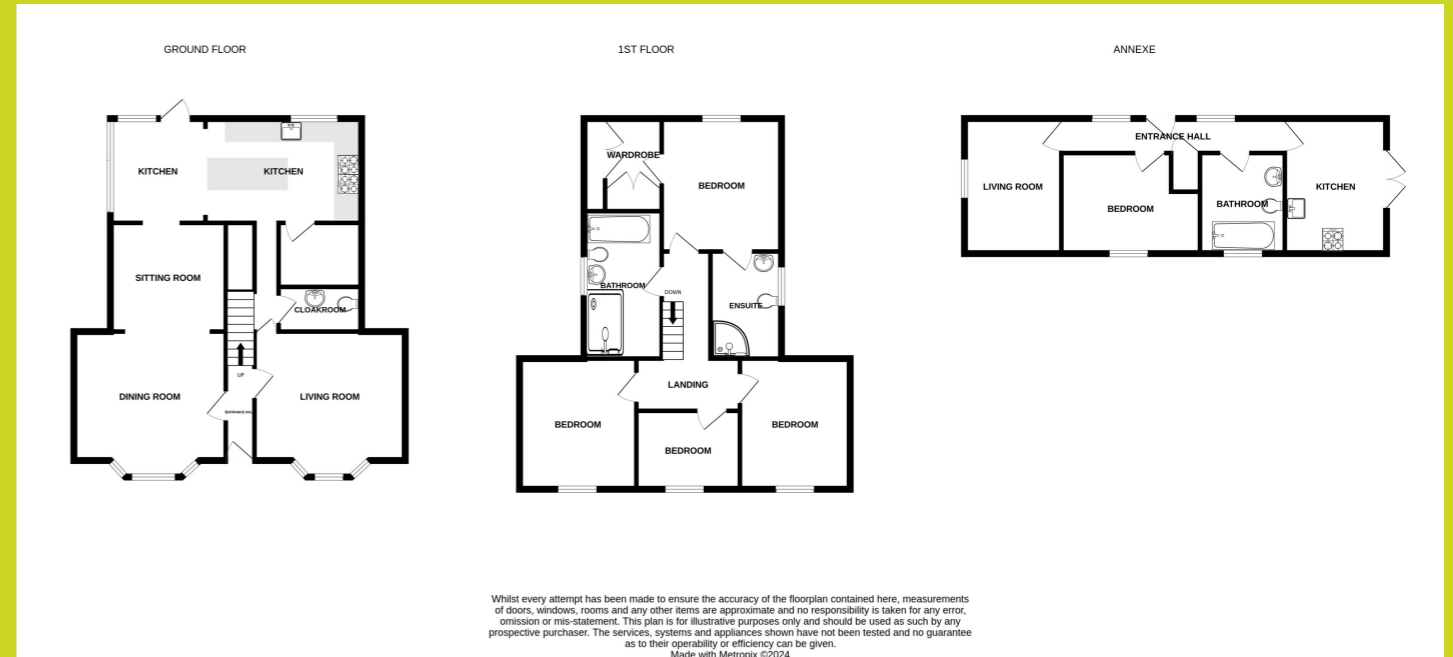
East facing. Patio area, lawn, storage units.

## 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 writing the council tax band for this property is band D.



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

