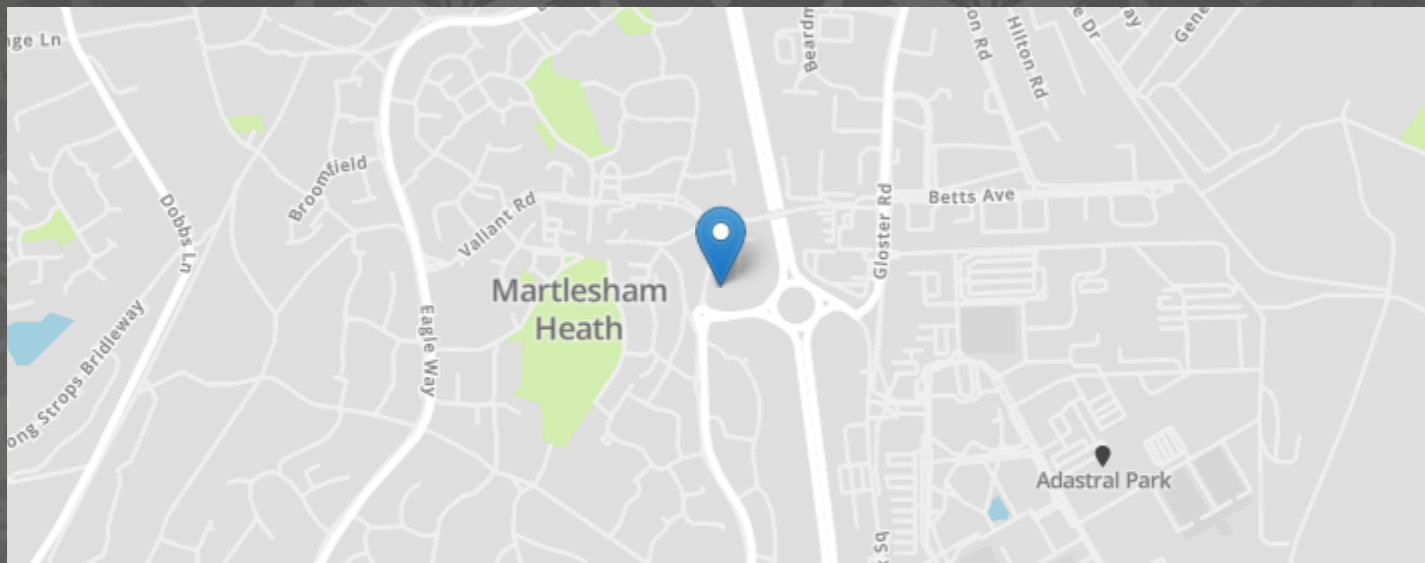


Burgess Place, Martlesham Heath, Ipswich



- POPULAR MARTLESHAM HEATH
- SOUTH-FACING REAR GARDEN
- CLOSE TO MARTLESHAM RETAIL PARK
- NO ONWARD CHAIN
- DOUBLE GLAZING
- FANTASTIC ACCESS TO A12/A14

MARKS & MANN



Burgess Place, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, on the popular Martlesham Heath development, is this two bedroom terraced home. The property comprises a generous sitting room, kitchen/diner leading onto the SOUTH-FACING rear garden, with two bedrooms and the family bathroom upstairs.

The property has fantastic access to the A12/A14, and an early viewing is highly recommended to avoid disappointment.

MARKS & MANN

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£225,000 Offers in Excess of

Burgess Place, Martlesham Heath, Ipswich

Entrance hall

2.00m x 1.23m (6' 7" x 4' 0")
Opening to:

Sitting room

4.63m x 3.08m (15' 2" x 10' 1")
Double glazed window to front, stairs to first floor, electric storage heater and door to:

Kitchen/dining room

4.13m x 3.08m (13' 7" x 10' 1")
Dual aspect room with double glazed windows to side and rear, as well as a door to the rear giving access to the rear garden. The kitchen comprises a range of matching base and eye level units with worktop over, sink, space for a freestanding cooker and fridge/freezer as well as space and plumbing for a washing machine.

First floor landing

Double glazed window to side, doors to both bedrooms and the bathroom.

Bedroom one

3.55m x 3.08m (11' 8" x 10' 1")
Double glazed window to front, storage cupboard housing the hot water tank.

Bedroom two

3.08m x 3.05m (max) (10' 1" x 10' 0")
Double glazed window to rear overlooking the garden, electric storage heater.

Family bathroom

2.04m x 1.75m (6' 8" x 5' 9")
Comprising bath with electric shower over (not tested), hand wash basin and WC.

Outside

The front of the property has been laid to lawn with a path leading to the front door.

There is a patio area to the immediate rear of the property with the remainder being predominately laid to lawn, enclosed by fencing. There is a garden shed & a metal storage unit which we understand are to remain.

Important information

Tenure- Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating TBC
Our ref: SM/ELR.

Directions

Please use IP5 3QZ as the point of destination.

Burgess Place, Martlesham Heath, Ipswich

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	