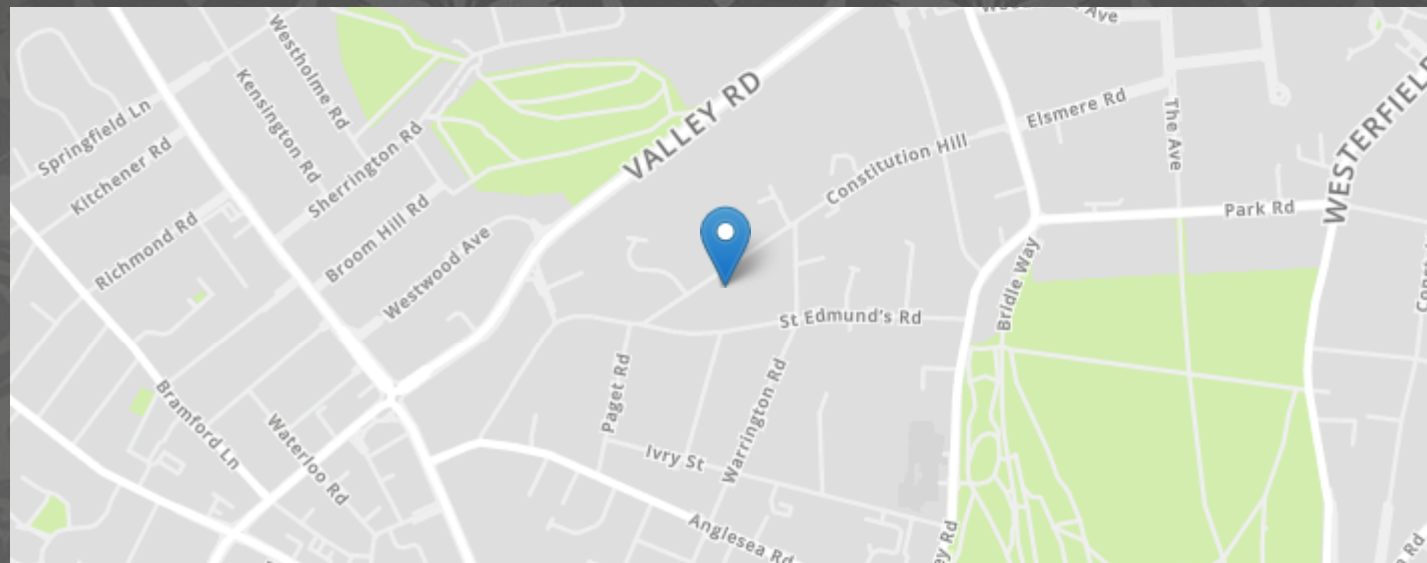


## Constitution Hill, Ipswich



- OFF ROAD PARKING
- GARAGE
- SET OVER THREE FLOORS
- FIVE BEDROOMS
- CELLAR
- ORIGINAL FEATURES
- GARDEN
- SEMI DETACHED
- BOILER (APPROX 18 MONTHS OLD)
- THREE RECEPTION ROOMS

# MARKS & MANN

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# MARKS & MANN



## Constitution Hill, Ipswich

Introduced to the market for sale is this five bedroom semi detached three storey town house that spans over 2200 sq ft. The property is nestled within the sought after road of Constitution Hill and is conveniently positioned close to schools, amenities and just a short distance from Christchurch Park.

Internally the property comprises, on the ground floor: Entrance hall, living room, dining room, third reception, kitchen and cloakroom. To the first floor: Landing, bedroom one, bedroom two, family bathroom and cloakroom. To the top floor: Landing, bedroom three, bedroom four, bedroom five and shower room. Externally the property benefits from off road parking for multiple vehicles plus a garage and to the rear aspect a well presented rear garden. In addition is a cellar to the lower level of the home.

Erected in the 1800's the abode still contains original features and boasts character throughout complimented with modernised facilities the home is a true gem which offers comfortable living for a family.

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

**£650,000**



Constitution Hill, Ipswich

Entrance hall

Front door, radiator, under stairs storage.

Living room

3.91m x 4.48m (12' 10" x 14' 8")  
Original fire place, sash windows to front aspect, radiator.

Reception room

3.91m x 4.75m (12' 10" x 15' 7")  
French doors to rear aspect, original fireplace, radiator.

Dining room

3.01m x 3.71m (9' 11" x 12' 2")  
Radiator, window to rear aspect, built in storage cupboard.

Kitchen

2.38m x 3.97m (7' 10" x 13' 0")  
Integrated oven, hob, extractor, double sink, window to side aspect, ceiling spot lights, door to side aspect, integrated dish washer.

Cloakroom

Low level WC, heated towel rail, window to front aspect, hand wash basin.

First floor landing

Sash window to front aspect.

Bedroom one

3.89m x 4.34m (12' 9" x 14' 3")  
Sash windows front aspect, radiator.

Bedroom two

3.89m x 4.59m (12' 9" x 15' 1")  
Built-in wardrobe, sash window to rear aspect, radiator.

Bathroom

Shower cubicle, bidet, hand wash basin, bath with shower fitting, sash window to rear aspect, airing cupboard/tank housing, radiator.

Cloakroom

Low level WC, radiator, sash window to front aspect, hand wash basin.

Second floor landing

Window to front aspect.

Bedroom three

3.89m x 4.44m (12' 9" x 14' 7")  
Sash windows to front aspect, radiator.

Bedroom four

3.89m x 4.60m (12' 9" x 15' 1")  
Sash windows to side and rear aspect, radiator.

Bedroom five

3.26m x 3.64m (10' 8" x 11' 11")  
Hand wash basin, sash window to rear aspect, storage cupboard, radiator.

Shower room

shower cubicle, low level wc, heated towel rail, hand wash basin, ceiling spotlights, window to front aspect.

Cellar

window to front aspect.

Garden

Outside power and lighting, garden shed, patio, steps up to lawn.

Outside

Car parking for multiple vehicles, garage, garden to rear aspect.

Location

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.

Constitution Hill, Ipswich

Directions

Using a SatNav, please use IP1 3RL as the point of destination.

Important information

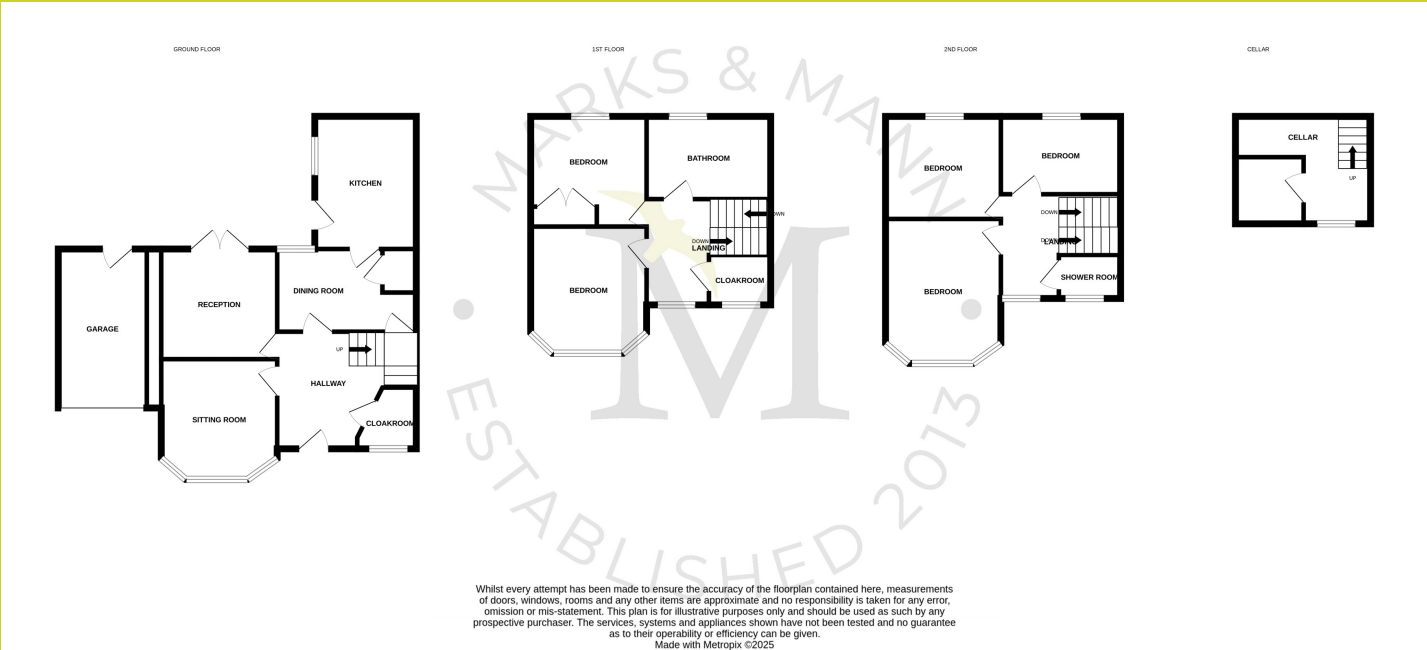
Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band F  
EPC rating: D

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 F.



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

