



Mandy Close, Ipswich, IP4 5JE

Guide Price £250,000 Freehold

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# Mandy Close, Ipswich, IP4 5JE

## SUMMARY

CHAIN FREE - An extended three bedroom semi-detached house, which would benefit from a degree of modernisation, located on a close to the popular East of Ipswich, convenient to Copleston School. The accommodation briefly comprises; hallway, lounge and dining room, breakfast/garden room and fitted kitchen on the ground floor with landing, three bedrooms and shower room on the first floor. To the outside there is driveway off-road parking and access to an integral garage with up and over door entry, whilst to the rear there is a South facing enclosed garden with lawn and patio. The property is gas centrally heated and predominantly double glazed. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO.

## HALLWAY

Double glazed windows to front and side, radiator, telephone point, stairs rising to first floor, door to lounge and dining room.

## LOUNGE

19' x 10' approx. (5.79m x 3.05m) Double glazed window to front, two radiators, fireplace (untested), door to kitchen, opening through to breakfast/garden room.



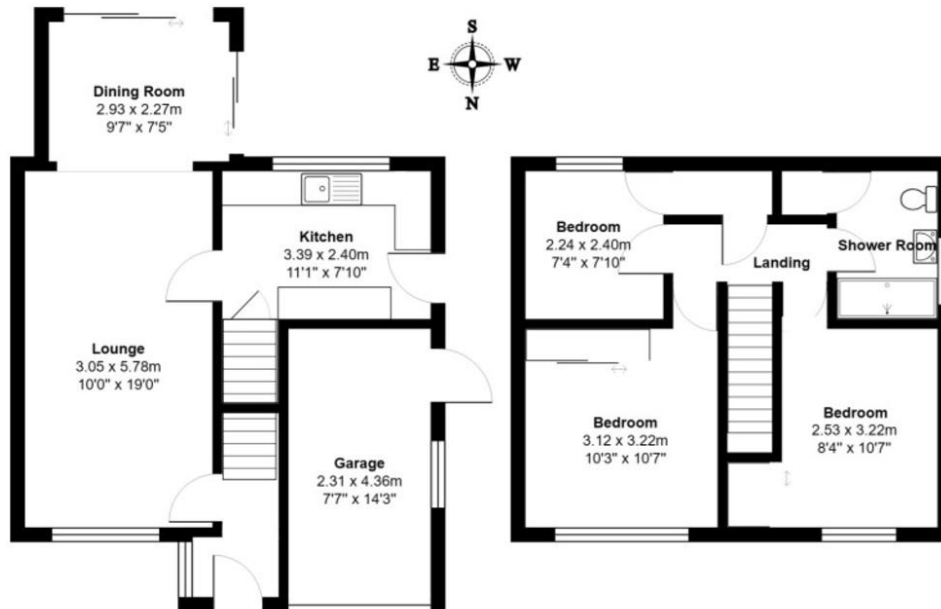
## DINING AREA

9' 7" x 7' 5" approx. (2.92m x 2.26m) Dual aspect double glazed patio style doors to side and rear opening to garden.

## KITCHEN

11' 1" x 7' 10" approx. (3.38m x 2.39m) Double glazed window to rear, double glazed door to side opening to garden, radiator, a range of base and eye level fitted wood effect cupboard and drawer units, marble effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in double oven and grill, inset gas hob with extractor fan over, under counter space for dish washer, tiled splash backs, tile effect vinyl flooring.





Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Radiator, built-in cupboard, doors to.

### BEDROOM ONE

10' 7" x 10' 3" approx. (3.23m x 3.12m) Double glazed window to front, radiator, built-in sliding mirror fronted double wardrobe.

### BEDROOM TWO

10' 7" x 8' 4" approx. (3.23m x 2.54m) Double glazed window to front, radiator, built-in sliding mirror fronted wardrobe, loft access.

### BEDROOM THREE

7' 10" x 7' 4" approx. (2.39m x 2.24m) Double glazed window to rear, radiator, built-in cupboard.

### SHOWER ROOM

Obscured double glazed window to side, radiator, double shower tray with electric shower over, mounted hand-wash basin with mixer tap and cupboard under, low level WC, built-in cupboard housing wall mounted gas fired boiler, mosaic effect vinyl flooring, tiled splash backs and shower board.

## OUTSIDE

To the front there is a tegular set effect concrete print driveway providing off-road parking and access to an integral garage with up and over entry door, mains power and lighting, window to side, plumbing for washing machine, gas and electric meters. Gated pedestrian side access leads to the rear garden.

The enclosed South facing rear garden is mainly laid to mature lawn with paved patio, there is a personal door to the garage, an external tap and light.

## IPSWICH BOROUGH COUNCIL

Council tax band C - Approximately £2,003.60 PA (2024-2025).

## DIRECTIONS

Heading East on the A1214 Valley Road, take the second exit at the roundabout onto Colchester Road, in 0.5 mi take the third exit at the roundabout onto Sidegate Lane, in 0.5 mi turn left onto Woodbridge Road, in 0.3 mi turn right onto Milton Street, in 320 yd turn right onto Mandy Close. The property is on the left hand-side.

## CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of

assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Mandy Close IPSWICH IP4 5JE	Energy rating	Valid until:	30 April 2034
	<b>D</b>	Certificate number:	1920-0156-0082-9001-1443
Property type	Semi-detached house		
Total floor area	77 square metres		



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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