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Maryon Road, Ipswich, Suffolk, IP3  
9NL  
Guide Price £260,000 to £270,000

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- Semi-Detached House
- Three Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- First Floor Bathroom
- 12 Solar Panels
- Double Glazing
- Gas Central Heating via Tato System
- Garage & Off-Road Parking



Situated towards the southeast side of Ipswich and falling within the Ipswich Academy catchment area lies this nicely presented three-bedroom semi-detached house. The property benefits from 12 solar panels, gas central heating via Tato system, double-glazing, a garage, and off-road parking. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front

porch, entrance hall, lounge, kitchen which opens through to a dining room, first floor landing, three bedrooms, and a four-piece family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area

around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and

Christchurch Park, and recreational facilities.

**Outside - Front:** A block-paved driveway provides off-road parking in front of the garage to the rear with the remainder of the frontage being laid to slate with mature shrubs and outside courtesy lighting.

**Front Porch:** Tiled floor, spotlights, and door leading to: **Entrance Hall:** Karndean wood-effect floor, a radiator, staircase rising to the first floor with



understairs cupboard, and doors providing access to the lounge and kitchen.

**Lounge:** 15'3" x 11'10" (4.65m x 3.6m) UPVC double-glazed wood-effect bay window to the front aspect, Karndean wood-effect floor, a radiator, electric flame-effect fire set within a feature marble fireplace, USB points, and ornate coving to ceiling with ceiling fan.

**Kitchen:** 9'6" x 9'5" (2.9m x 2.87m) Fitted with a range of matching eye and base units with drawers, granite work

surfaces with matching upstands, one and a half bowl sink and drainer, and tiled splashbacks. Integrated appliances include a microwave, oven and hob with extractor hood over, and there is space for a fridge freezer, washing machine and slimline dishwasher. Within the kitchen is a wall-mounted Worcester boiler, Karndean tile-effect floor, ornate coving to ceiling, UPVC double-glazed wood-effect window to the rear aspect, and archway leading through to:



**Dining Room:** 9'5" x 7'9" (2.87m x 2.36m) UPVC double-glazed wood-effect sliding patio door opening out to the rear garden, a radiator, Karndean tile-effect floor, and ornate coving to ceiling with ceiling fan.

**First Floor Landing:** UPVC double-glazed wood-effect window to the side aspect, doors providing access to the bedrooms and bathroom.

**Bedroom One:** 13' x 9'11" (3.96m x 3.02m) UPVC double-glazed wood-effect bay window to the front aspect, a radiator, coved

ceiling with ceiling fan, USB points, and fitted wardrobes.

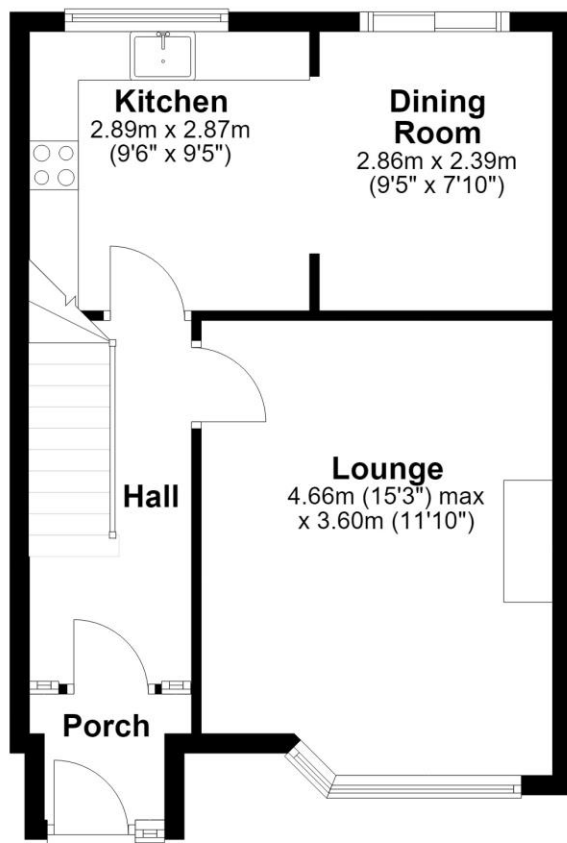
**Bedroom Two:** 12'2" x 10'7" (3.7m x 3.23m) UPVC double-glazed wood-effect window to the rear aspect, a radiator, coved ceiling, double USB points, airing cupboard with lighting, and built-in double wardrobe with overhead storage.

**Bedroom Three:** 7'10" x 7'7" (2.4m x 2.3m) UPVC double-glazed wood-effect window to the front aspect and a radiator.

**Family Bathroom:** 7'5" x 6'1" (2.26m x 1.85m) A four-piece

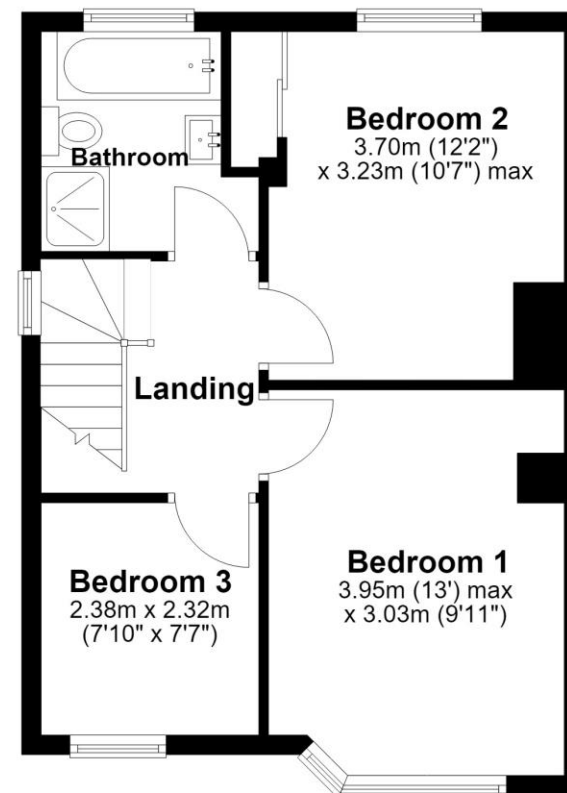
## Ground Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 95.7 sq. metres (1029.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: B



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