



2 Henley Avenue, Ipswich IP1 6RN

£400,000

NO CHAIN - AN OPPORTUNITY to purchase this FOUR bedroom DETACHED CHALET STYLE HOUSE situated in a sought after area in north Ipswich on HENLEY AVENUE. Located on a corner plot with a manageable garden and boasts over 1800ft of accommodation. With gas central heating, double glazed windows, cloakroom, 1st floor bathroom and now requires updating and decorating. Call now to book your viewing to appreciate the accommodation on offer.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Double glazed door to

ENTRANCE HALL: stairs off, radiator

LOUNGE: 23'9 x 12'1 (7.24m x 3.68m)

Double glazed windows to front and side and a radiator.

DINING ROOM/STUDY: 12'6 x 9'5 (3.81m x 2.87m)

Double glazed window to rear, radiator and door to...

STUDY: 9'5 x 7'7 (2.87m x 2.31m)

Double glazed window to rear

KITCHEN/BREAKFAST/DINER: 13'9 x 7'9 (4.19m x 2.36m)

Double glazed window to front, range of wall and base units, sink and drainer, drawers, electric hob and double oven, space for appliances.

1st FLOOR LANDING:

Doors off

BEDROOM 1: 17'5 x 9'9 (5.31m x 2.97m)

Double glazed window to front, built in wardrobe and a radiator.

BEDROOM 2: 12'9 x 12'7 (3.89m x 3.84m)

Double glazed window to front and a radiator.

BEDROOM 3: 12'9 x 10'8 (3.89m x 3.25m)

Double glazed window to window to rear and a radiator.

BEDROOM 4: 10'5 x 7'6 (3.18m x 2.29m)

Double glazed window to rear and a radiator.

BATHROOM:

Double glazed window to front, shower cubicle, bath, W.C, hand wash basin and a radiator.

OUTSIDE:

The property occupies a corner plot with a driveway providing ample off road parking that leads to a garage. There is a lawn and retaining brick wall and access to the rear via a gate.

The enclosed rear garden is mainly paved.

GARAGE: 19 x 8'9 (5.79m x 2.67m)

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

