



Avondale Road, Ipswich,  
£250,000

 3  2  2  D

- Three Bedroom Family Home
- Extended Kitchen/Diner
  - Studio in Garden
  - Two Bathrooms
  - Off-Road Parking
- Two Reception Rooms
- Spacious Rear Garden
  - IP3 Location
- Local Amenities Close By
  - Chain Free

**\*\*NO FURTHER VIEWINGS ARE BEING CARRIED OUT ON THIS PROPERTY\*\***

A modern three bedroom, two bathroom extended family home situated in the ever-popular location of IP3.



## The Property

A fantastic opportunity to acquire this three bedroom, end of terrace family home situated in IP3. Extended to the rear 12 years ago, creating a spacious kitchen diner with a utility area, making a perfect space for entertaining. The current owners made the addition of a ground floor shower room, moved the rear wall of the lounge back to create a bigger space, removed the porch wall for a bigger hallway and the bonus of creating a studio with full power & electric heating to the rear of the garden.

The kitchen diner comprises a fully fitted navy Shaker Style kitchen with Quartz worktops, eye level double oven, integrated gas hob with overhead extractor hood, space for dishwasher, integral porcelain sink with chrome mixer tap and breakfast bar on the end. The kitchen diner has tiled flooring throughout, two Velux windows, French doors leading out to the rear patio and matching cupboards with worktop forming the utility area with space and plumbing for washing machine and tumble dryer.

The first floor boasts two double bedrooms and one single, one of the doubles features built in wardrobes with sliding doors, and a three piece modern family bathroom.

Outside is a generous rear garden with enclosed panel fencing, patio abutting the property and the remainder laid-to-lawn. There is a side gate providing access to the front drive. The current owners built the studio around 4-5 years ago and is currently utilised as a bar. To the front of the property, the driveway is block paved and can fit 1-2 cars.

Ideal for first time buyers, this property is not one to miss out on!





## Location

Avondale Road is situated on the south-eastern outskirts of the town with a number of amenities nearby including a Tesco Express, convenience stores, hairdressers and takeaway restaurants. Situated within walking distance of main bus routes to the town centre and close to local primary schools such as Murrayfield and Cliff Lane. Further amenities are found close by such as John Lewis, Waitrose and Sainsburys supermarket. Ipswich town centre is easily accessible as is the Waterfront with an abundance of bars, restaurants, coffee houses and shopping facilities.

## Entrance Hall

### Living Room

16'0" x 11'10" (4.89 x 3.61)

## Kitchen Diner

### Shower Room

4'10" x 6'7" (1.49 x 2.03)

## Landing

### Bedroom One

13'3" x 9'6" (4.04 x 2.90)

### Bedroom Two

10'9" x 10'2" (3.30 x 3.12)

### Bedroom Three

8'5" x 7'2" (2.57 x 2.20)

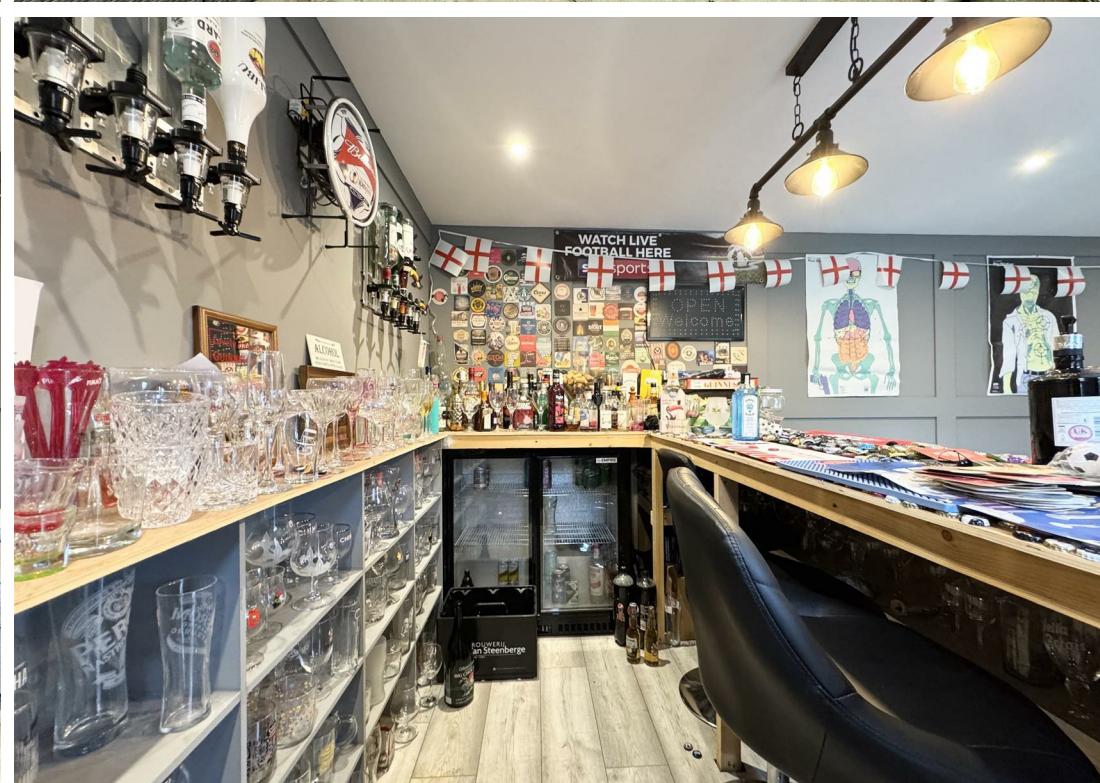
### Family Bathroom

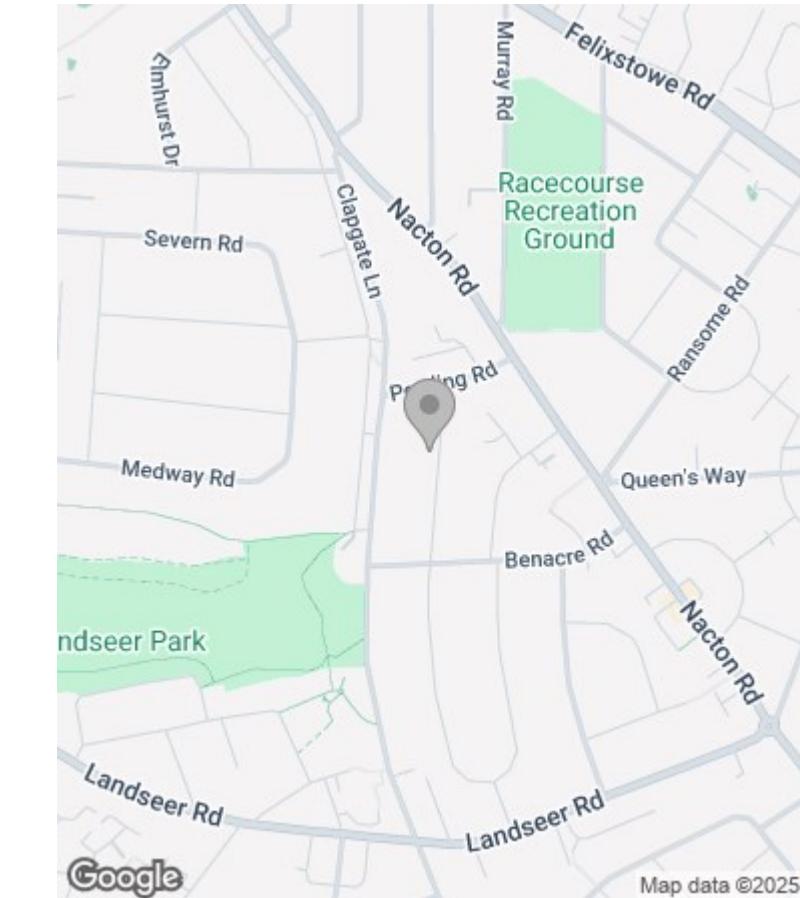
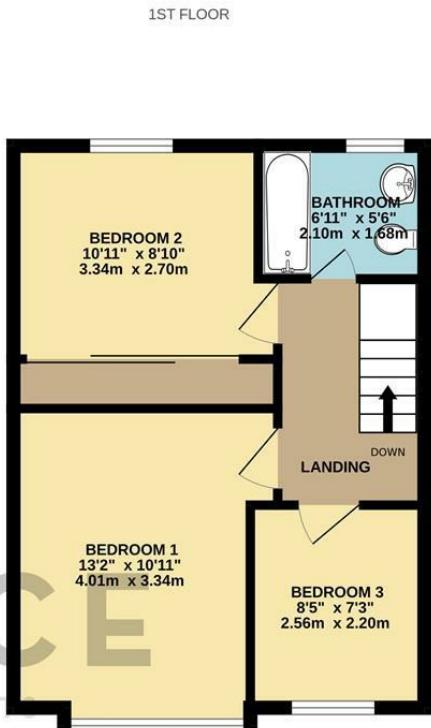
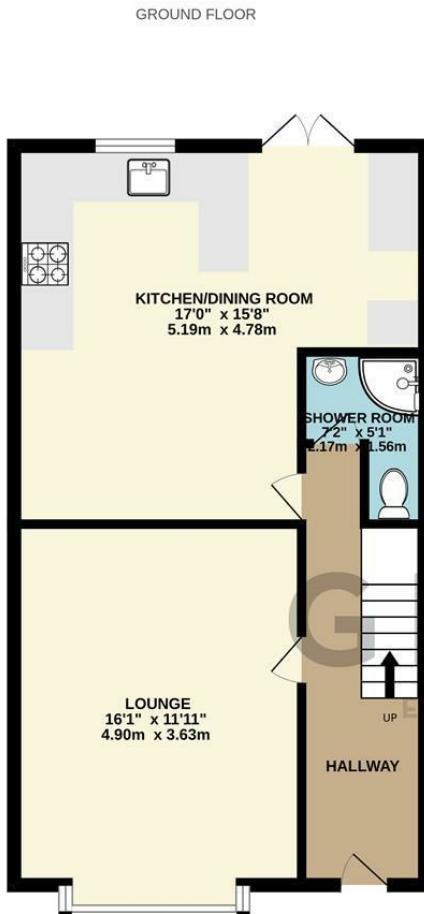
6'5" x 5'6" (1.98 x 1.68)











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		