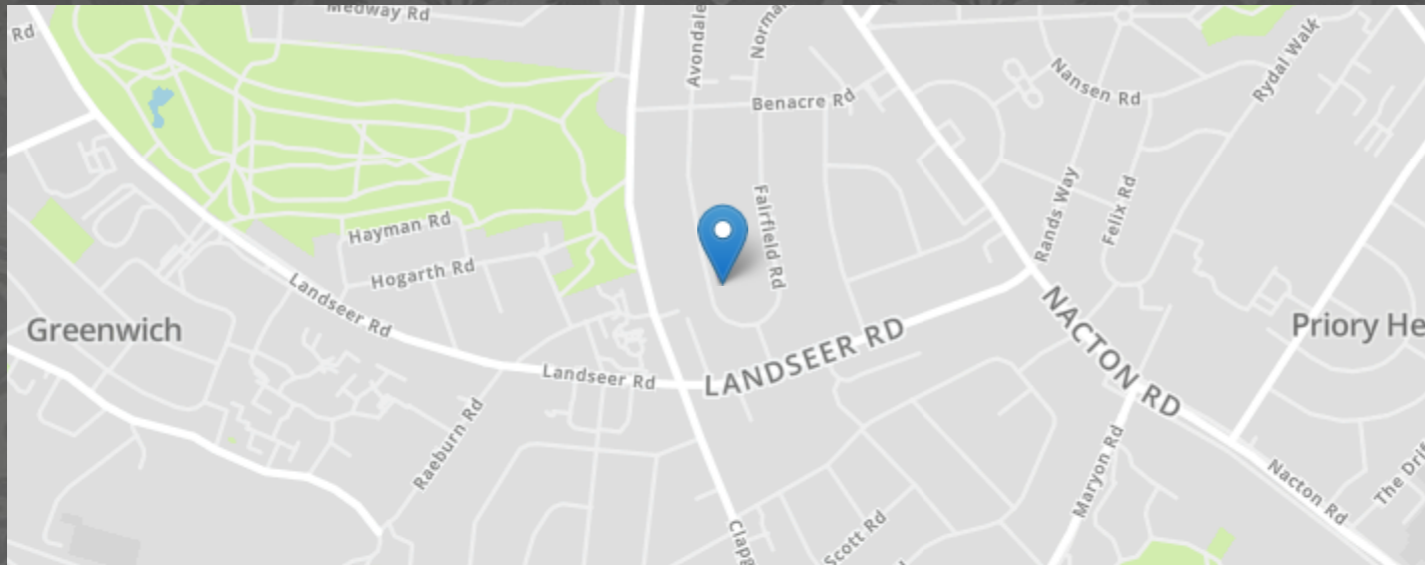


Avondale Road, Ipswich



- OFF ROAD PARKING
- CLOSE TO AMENITIES
- TWO BATHROOMS
- GARAGE
- IDEAL LOCATION
- FOUR BEDROOMS
- NO CHAIN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EXTENDED

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Avondale Road, Ipswich

Introduced to the market for sale is this extended and spacious four bedroom semi-detached home. Positioned in an ideal location on the East side of Ipswich the property sits close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living/dining room, back room/utility, kitchen and shower room. To the first floor: Landing, bedroom one which features built in wardrobes, bedroom two which also features built in wardrobes, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking, paved front garden, garage and two gardens to the rear which are separated by a wall and gate.

The property has made a fantastic family home over the course of ownership and is now ready for new owners to make it their own.

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

£300,000

Avondale Road, Ipswich

Entrance hall

Front door, radiator.

Living/dining room

3.179m x 7.078m (10' 5" x 23' 3")
Double glazed window to front aspect, radiator.

Utility

2.225m x 4.371m (7' 4" x 14' 4")
French doors to rear aspect, radiator.

Kitchen

2.409m x 3.480m (7' 11" x 11' 5")
Double glazed window to side aspect, integrated oven, sink/draining board, hob, extractor fan/hood.

Shower room

Electric shower, basin, low level WC.

Landing.

Bedroom one

3.185m x 3.453m (10' 5" x 11' 4")]
Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom two

2.995m x 5.969m (9' 10" x 19' 7")
Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom three

2.995m x 2.581m (9' 10" x 8' 6")
Double glazed window to front aspect, radiator.

Bedroom four

1.683m x 2.484m (5' 6" x 8' 2")
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, corner bath, shower cubicle, basin, low level WC, bidet, radiator.

Garden

North West facing, paved. Garden 2: North West facing, paved.

Garage

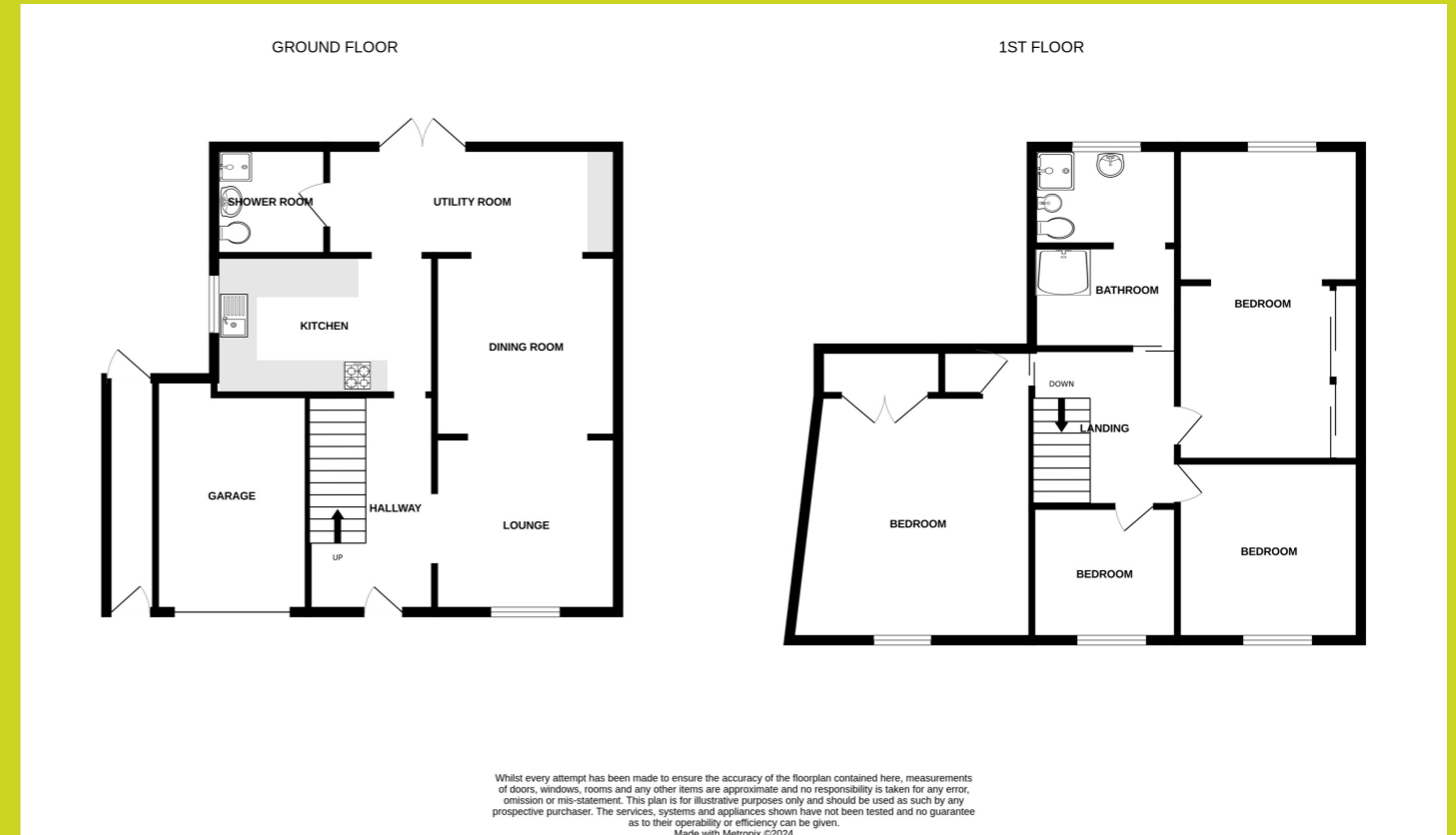
Disclaimer

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 C.

Avondale Road, Ipswich



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

