



Rock Estates



Avondale Road

Ipswich, IP3 9JT

Guide Price: Guide price £240,000



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Avondale Road

Ipswich, IP3 9JT

Offered for sale with NO ONWARD CHAIN, is this well positioned semi-detached home in Avondale Road, Ipswich. Full of potential and the opportunity to make your next home your own, this family home offers multiple reception rooms, a conservatory and kitchen, and to the first floor there are three good sized bedrooms and a shower room.

Offering a private rear garden that is predominantly laid to lawn with large paved patio area. The garden also contains a single garage with up and over door to front.

To the front the property benefits from a dropped curb and private driveway offering off road parking for multiple vehicles. To the side there is a shared driveway, with gated vehicular access providing additional off road parking on the concrete hardstanding in the rear garden.

Avondale Road is located on the south-eastern edge of town, offering convenient access to a range of local amenities. Just a short walk away, you'll find various convenience stores, hairdressers, and takeaway options. The area is well-served by public transport, with main bus routes providing easy access to the town centre. Families will appreciate the proximity to well-regarded primary schools such as Murrayfield and Cliff Lane. Ipswich town centre and the popular Waterfront area are also easily reached, offering a wide selection of bars, restaurants, cafés, and shops.





Front

Private driveway offering off road parking for multiple cars. Mature border with a selection of shrubs and plants. Door to:

Entrance Hall

Stairs to first floor. Radiator. Doors to:

Living Room

13'11" (into bay) x 13'0" (4.26 (into bay) x 3.97)

Double glazed bay window to front. Gas fireplace with surround. Picture Rail. Radiator.

Dining Room

11'5" x 10'11" (3.50 x 3.34)

Double glazed sliding doors to conservatory. Wall mounted electric heater. Radiator.



Conservatory

8'8" x 4'11" (2.66 x 1.51)

Double glazed windows to rear and side. Double glazed door opening to rear garden. Light.

Kitchen

16'6" (max) x 7'6" (5.04 (max) x 2.29)

Double glazed window to rear. White gloss wall and floor mounted cupboards. Part tiled walls. Space for cooker. Plumbing and space for washing machine and tumble dryer. Space for fridge/freezer. Inset stainless steel sink. Door to rear garden.

Landing

Loft hatch providing access to the partly boarded loft, with drop down ladder and light. Doors to:

Bedroom One

14'4" (into bay) x 12'2" (into wardrobe) (4.37 (into bay) x 3.72 (into wardrobe))

Double glazed bay window to front. Built in wardrobe with sliding doors. Picture rail. Radiator.

Bedroom Two

12'2" x 11'6" (3.71 x 3.53)

Double glazed window to rear. Built in cupboard. Radiator.

Bedroom Three

8'6" x 6'2" (2.61 x 1.88)

Double glazed window to front. Radiator.

Shower Room

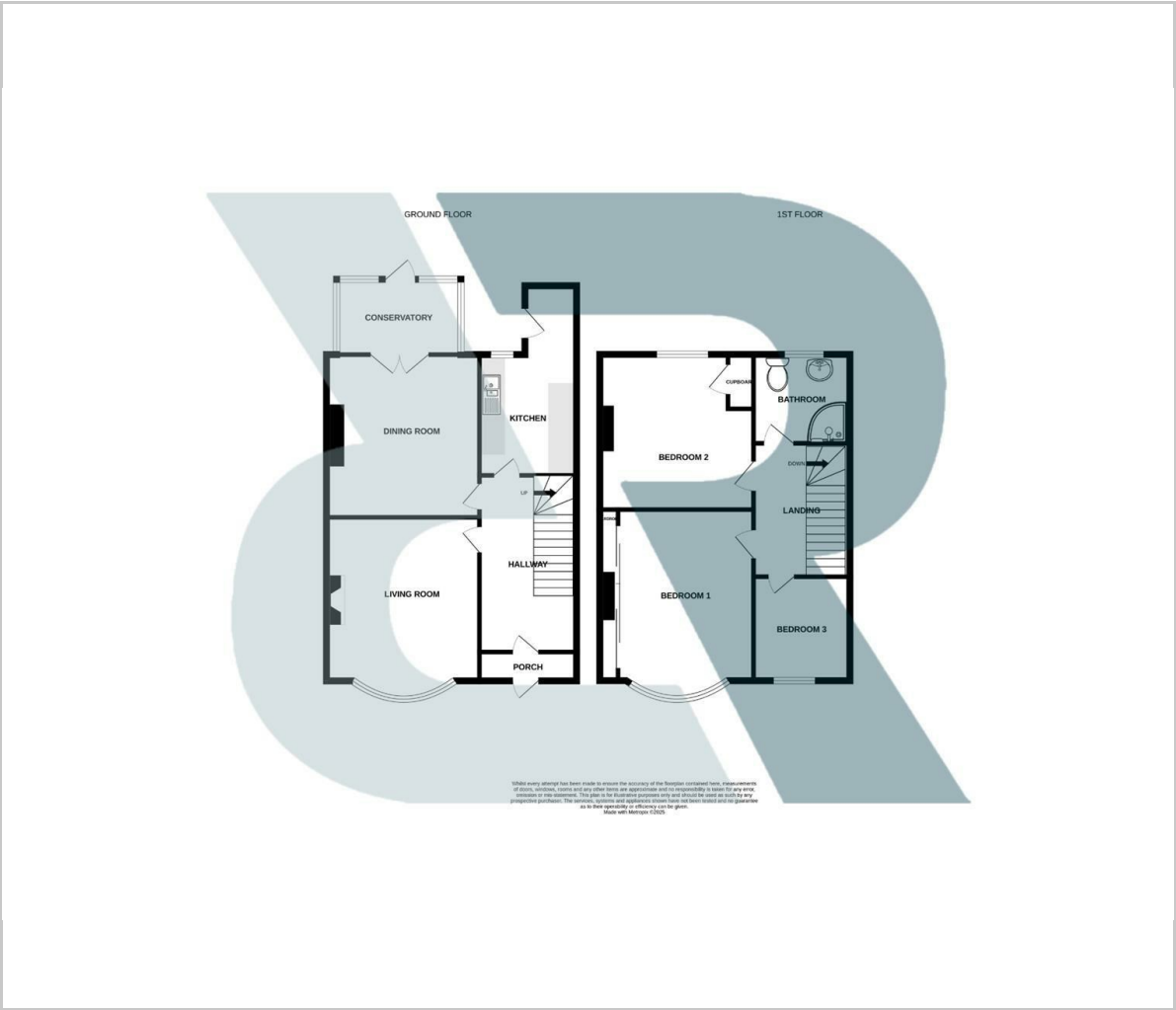
Double glazed window to rear. Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Chrome heated towel rail.

Rear Garden

The rear garden is partly laid to lawn with a large paved patio area. The garden is fully enclosed with wooden fencing and a range of mature plants and bushes border the garden. The single garage benefits from windows to the side and an up and over door to the front. There is also a side gate providing access for pedestrian and vehicular access to the rear garden.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

