



Clive Avenue, Ipswich, IP1 4LU

O.I.E.O £400,000 Freehold

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# Clive Avenue, Ipswich, IP1 4LU

**NO ONWARD CHAIN** - An ideal opportunity to purchase this 3 bedroom detached family home located in the sought after Clive Avenue which is situated to the North West of Ipswich within walking distance to local shops schools and bus service. The property does require some modernisation and is arranged over two floors comprising enclosed porch, spacious entrance hall, good size living accommodation including lounge, dining/family room, kitchen, G/F cloakroom/utility, stairs to first floor leading to 3 good size bedrooms and family bathroom. There is a driveway leading to an attached single garage, front & rear gardens and the potential to further extend subject to the necessary consents.



## **ENCLOSED PORCH**

UPVC door with side panel windows, carpeted, door into entrance hall.

## **ENTRANCE HALL**

14' 5" max x 7' 11" max (4.39m x 2.41m) Carpeted flooring, storage heater, cupboard under stairs, stairs to first floor, doors to lounge, dining and kitchen.

## **LOUNGE**

12' 10" x 11' 11" (3.91m x 3.63m) Carpeted flooring, double glazed bay window to front aspect, storage heater.



## **SITTING ROOM**

12' 11" x 11' 11" (3.94m x 3.63m) Carpeted flooring, double glazed window to side aspect, storage heater, opening through to rear sitting room.

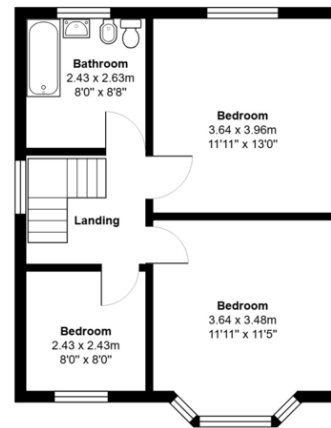
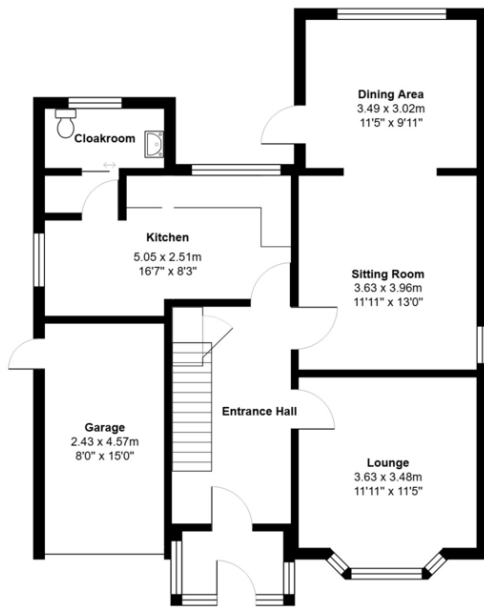
## **DINING AREA**

11' 4" x 9' 11" (3.45m x 3.02m) Continuous carpet flooring from dining room, radiator, double glazed window to rear aspect, double glazed door to side aspect leading to rear garden.

## **KITCHEN**

16' x 8' 10" max (4.88m x 2.69m) Pine fronted wall & base units with roll edge work tops, stainless steel sink & drainer with hot & cold taps, double glazed window to rear and side aspect, tiled flooring, radiator, electric cooker, door to rear lobby.





Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup>

### REAR LOBBY

Carpeted flooring, floor to ceiling tiled walls, double glazed door to side aspect, sliding door through to cloakroom/utility room.

### CLOAKROOM/ UTILITY

Comprising low level WC, wash hand basin, plumbing for washing machine, radiator, double glazed window to rear aspect.

### STAIRS

Carpeted stairs & landing, double glazed window to side aspect at top of stairwell, doors to bedrooms and bathroom.

### BEDROOM 1

13' 6" x 11' 11" (4.11m x 3.63m) Carpeted flooring, double glazed bay window to front aspect, radiator.

### BEDROOM 2

13' x 11' 11" (3.96m x 3.63m) Carpeted flooring, radiator, double glazed window to rear aspect.

### BEDROOM 3

7' 11" x 7' 10" (2.41m x 2.39m) Carpeted flooring, radiator, double glazed window to front aspect.

### BATHROOM

8' 10" x 7' 10" (2.69m x 2.39m) Four piece suite comprising low level WC wash hand basin, bath & bidet, radiator, double glazed window to rear aspect, airing cupboard housing wall mounted gas Worcester boiler, loft hatch.

### GARAGE

15' 9" x 8' 2" (4.8m x 2.49m) Up & over roller door, side pedestrian door.

### OUTSIDE

Enclosed front garden, fir tree and conifer hedging, ground cover, driveway providing off road parking for one car, side access leading to rear garden which is overgrown, patio area, lawn, variety of trees and hedging, green house, timber garden shed.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (D) £2,254.05

### NEAREST SCHOOLS

Dale Hall Lane CP school, Ormiston Endeavour Academy.

### SERVICES

We understand all mains services are connected.

## Consumer Protection Regulations 2008

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Olive Avenue IPSWICH IP1 4LU	Energy rating <b>D</b>	Valid until: 18 July 2034
		Certificate number: 2140-3503-4040-5100-8991



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