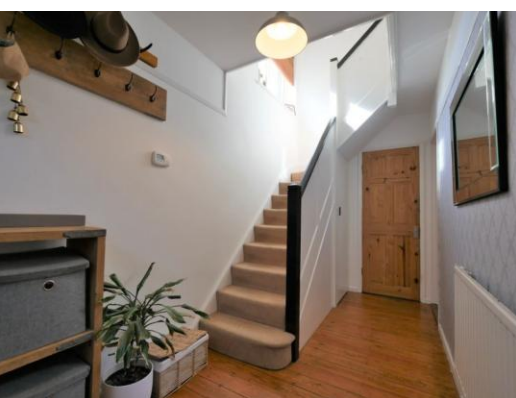
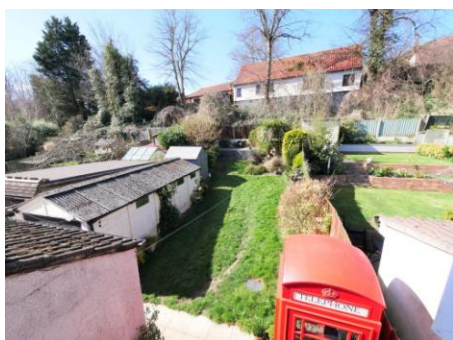




Tuddenham Avenue, Ipswich, IP4 2HG

Guide Price £294,000 Freehold



**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Tuddenham Avenue, Ipswich, IP4 2HG

SUMMARY

A well presented three bedroom semi-detached family home of good proportions, located in the sought after North East of Ipswich, convenient to St Margaret's primary and Northgate secondary schools, the town centre and waterfront. The accommodation comprises; entrance hall, sitting and dining room, and fitted kitchen on the ground floor with landing, three comfortable bedrooms and a spacious family bathroom on the first floor. To the outside there is a shingled frontage allowing ample off-road parking and gated side access to a detached garage, whilst to the rear there is an attractive, established Westerly facing garden mainly laid to mature lawn with morning and afternoon patios, and an elevated decking seating/entertainment area with adjoining barbeque terrace. Further benefits include stripped doors and floor boards, predominant double glazing, gas central heating via a modern boiler, and a variety of original style features. Early viewing is highly recommended.

COMPOSITE DOUBLE GLAZED DOOR TO

ENTRANCE HALL

Re-modelled and elongated by extending into the porch, Inset mat-well, radiator, stripped and exposed floorboards, understairs cupboard, stairs with traditional style banister rising to first floor, picture rail, stripped wooden doors to.

KITCHEN

7' 4" x 13' 10" approx. (2.24m x 4.22m) Double glazed windows to side and rear, a range of wood effect base and eye level cupboard and drawer fitted units, granite effect rolled edge work surfaces, inset one and a half bowl stainless steel sink drainer unit with mixer tap, tiled splash backs, built-in double oven and grill, space for fridge-freezer, inset electric hob with stainless steel extractor chimney over, under counter spaces for dishwasher and washing machine, solid oak flooring, double glazed side door to outside.

SITTING AND DINING ROOM

11' 11" narrowing to 10' 5" x 22' approx. (3.63m x 6.71m) Sitting Area - 11' 11" x 10' 11" approx. (3.63 x 3.32m)

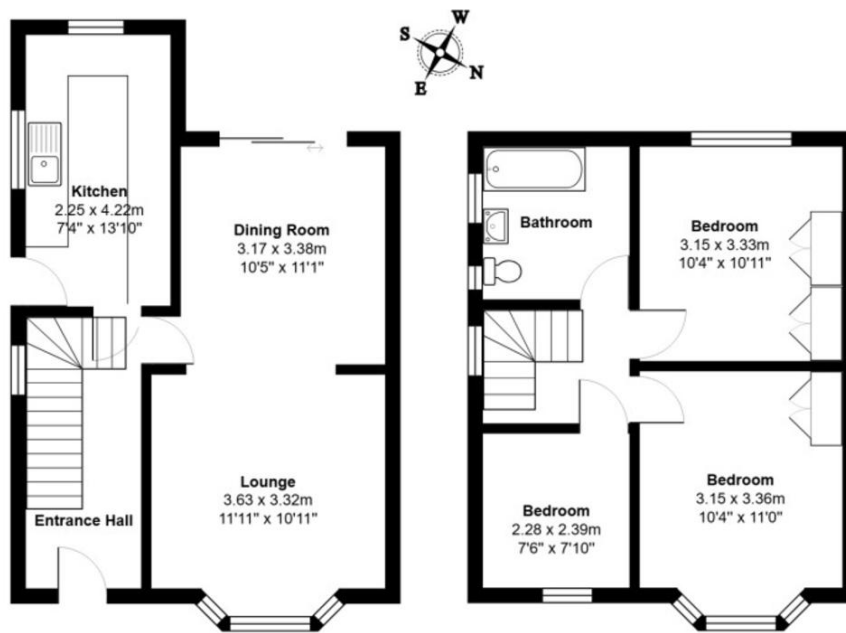
Dining Area - 10' 5" x 11' 1" approx. (3.17 x 3.38m)

Double glazed bay window to front, two radiators, feature fireplace recess, virgin broadband point, television and telephone points, picture rail, stripped and exposed floorboards, double glazed patio style doors opening to rear garden.

STAIRS RISING TO FIRST FLOOR

Double glazed window to side, stripped wooden doors to.





Total Area: 81.8 m² ... 880 ft²

BEDROOM ONE

10' 4" x 11' approx. (3.15m x 3.35m) Double glazed bay window to front, radiator, built-in cupboard into alcove, picture rail.

BEDROOM TWO

10' 4" x 10' 11" approx. (3.15m x 3.33m) Double glazed window to rear, radiator, built-in double wardrobe, picture rail.

BEDROOM THREE

7' 6" x 7' 10" approx. (2.29m x 2.39m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to side, radiator, low level WC, pedestal hand-wash basin, panel bath with mixer tap and electric shower over, extractor fan, loft access hatch with drop down ladder to predominantly boarded loft space with light housing modern wall mounted gas fired boiler.

OUTSIDE

To the outside there is a shingled frontage allowing ample off-road parking and gated side tarmac driveway access to a detached garage, whilst to the rear there is an attractive, established Westerly facing garden mainly laid to mature lawn with morning and afternoon patios, and an elevated decking seating/entertainment area with adjoining barbeque terrace. Thoughtfully stocked with a variety of plants, trees and shrubs, there is an external tap, lighting, and wooden shed, all enclosed by fencing to boundaries.

DETACHED GARAGE

20' x 8' approx. (6.1m x 2.44m) Concrete block construction with corrugated flat tin roof, up and over entry door, and four eye level windows to side.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Margaret's primary and Northgate secondary.

DIRECTIONS

Leaving Ipswich town centre and heading east on Crown Street/A1156 towards Neale Street, continue to follow A1156, turn left onto Soane Street/B1077, turn left onto Bolton Lane/B1077, slight right onto Tuddenham Road, turn right onto Tuddenham Avenue, the destination will be on the right.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of

the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Tuddenhall Avenue IPSWICH IP4 2HG		Energy rating D	Valid until: 26 March 2035
		Certificate number: 8318-5175-7002-0027-9706	
Property type		Semi-detached house	
Total floor area		81 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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