

Charlton Avenue, Ipswich, IP1 6BH

Guide Price £225,000 Freehold

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An ideal opportunity for either FTB or investment to secure this 2 bedroom end of terraced property built in 2005 and located to the North West of Ipswich just off the Crofts development within walking distance to local shops, schools and bus service. The property is arranged over 2 floor floors comprising entry hall, lounge, kitchen/dining, G/F cloakroom off kitchen, stairs to first floor leading to 2 bedrooms and family bathroom, further benefits include double glazing throughout, gas central heating, off road parking to front and rear garden. There is currently a tenant in situ who is due to vacate by the end of July.

ENTRANCE

UPVC door into entry hall, carpeted flooring, double glazed windows to front & side aspect, stairs to first floor, door into sitting room.

SITTING ROOM

15' 11" x 9' 5" (4.85m x 2.87m) Carpeted flooring, Double glazed window to front aspect along with 3 double glazed windows to side aspect, radiator, storage cupboard under stairs, door to kitchen/dining room.

KITCHEN/ DINER

17' 1" x 12' 9" (5.21m x 3.89m) Matching eye level wall and base units with roll edge work tops, inset sink & drainer, plumbing for washing machine & dish washer, gas cooker to remain with extractor over, wall mounted Baxi gas boiler, radiator, double glazed window to side aspect, double glazed doors to rear garden, door to cloakroom.

CLOAKROOM

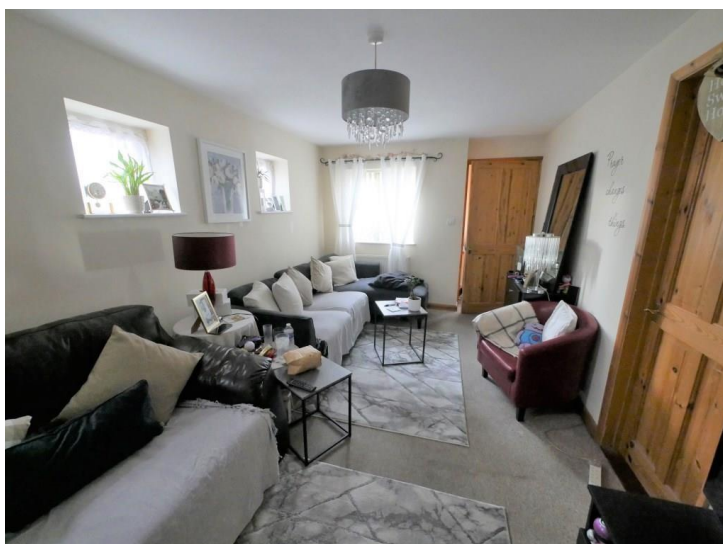
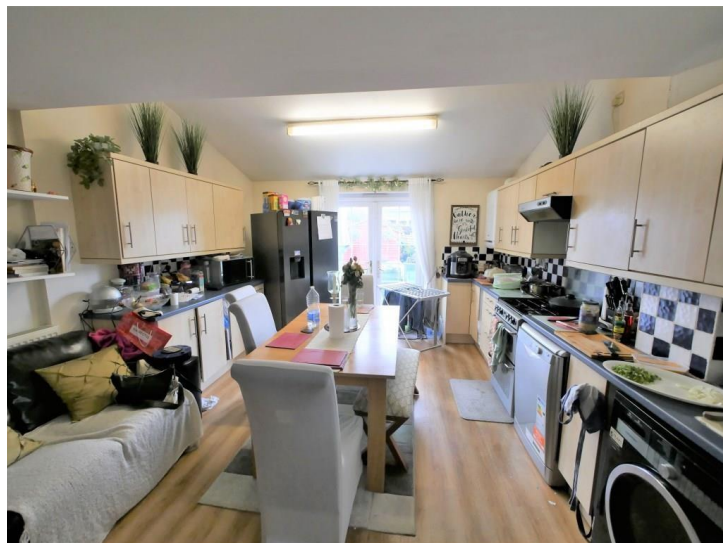
Comprising low level WC and wash hand basin, vinyl floor covering, extractor fan.

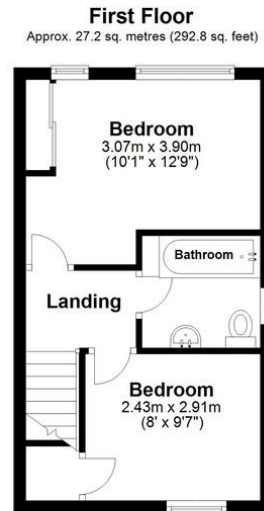
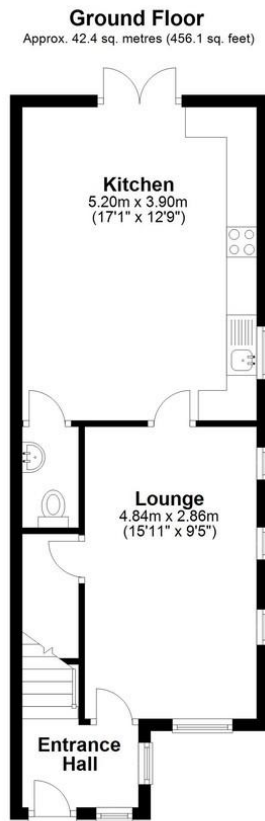
STAIRS

Carpeted stairs & landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

12' 9" max x 10' 1" max (3.89m x 3.07m) Carpeted flooring, radiator, double glazed window to rear aspect.





Total area: approx. 69.6 sq. metres (748.9 sq. feet)

BEDROOM 2

9' 7" x 8' (2.92m x 2.44m) Carpeted flooring, radiator, double glazed window to rear aspect, storage cupboard over stairs.

BATHROOM

6' 4" x 6' (1.93m x 1.83m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, vinyl floor covering, double glazed window to side aspect, radiator.

OUTSIDE

Block paved front with one off road parking space, side passageway leading to rear gate into garden which is mainly laid to lawn, block paved patio, all enclosed by fencing.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,572.36 PA (2025-2026).

NEAREST SCHOOLS

St Pancras catholic primary school, Castle Hill infant & primary school, Westbourne Academy.

DIRECTIONS

Leaving Ipswich town centre and heading North-West on Norwich Rd/A1156 towards Beaufort St, at the

roundabout, take the 2nd exit onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, continue on Ashcroft Rd. turn right onto Ashcroft Rd, turn left onto Beechcroft Rd, continue straight to stay on Beechcroft Rd, turn left onto Chesterfield Dr, turn right onto Preston Dr, turn left onto Tranmere Grove, turn right onto Charlton Ave, the destination will be on the right.

BROADBAND & 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>

CONSUMER PROTECTION REGULATIONS 2008

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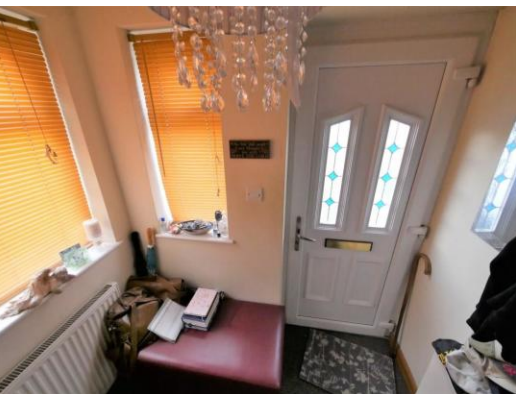
Charlton Avenue IPSWICH IP1 6DH	Energy rating C	Valid until: 28 October 2033 Certificate number: 1190-3635-0622-3323-3073
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Property type

End-terrace house

Total floor area

70 square metres



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

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