



Tuddenham Avenue, Ipswich, IP4 2HF

Guide Price £310,000 Freehold



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Part of the Your Ipswich Group

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SUMMARY

A beautifully presented three bedroom semi-detached family home of extended proportions, located in a sought after prime residential area to the North East of Ipswich, convenient to St Margaret's primary and Northgate secondary schools, the town centre, Christchurch Park and the bustling waterfront. The excellent family accommodation comprises; entrance hall, sitting and family/dining room, characterful 'L' shaped kitchen and dining room, and cloakroom on the ground floor, with landing, three comfortable bedrooms and family bathroom on the first floor. To the outside there is a shingled frontage allowing off-road parking, whilst to the rear there is an attractive, established Easterly facing garden mainly laid to mature lawn with striking sheltered veranda which is ideal for catching the morning sun for breakfast, and separated shingle seating area with pizza oven for evening entertainment. Early viewing is highly advised to fully appreciate.

STORM PORCH

Mosaic tiled step, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, cupboard under stairs, exposed floorboards, stairs with individual carpet treads and period style spindle railed banister rising to first floor, traditional style doors to.

SITTING & FAMILY/DINING ROOM

24' 6" x 9' 5" approx. (7.47m x 2.87m) Double glazed window to front, two radiators, traditional style open fireplace with wooden surround, shelved alcove, television point, City Fibre broadband point, picture rail, stripped and exposed floorboards, door to kitchen and dining room.

KITCHEN & DINING ROOM

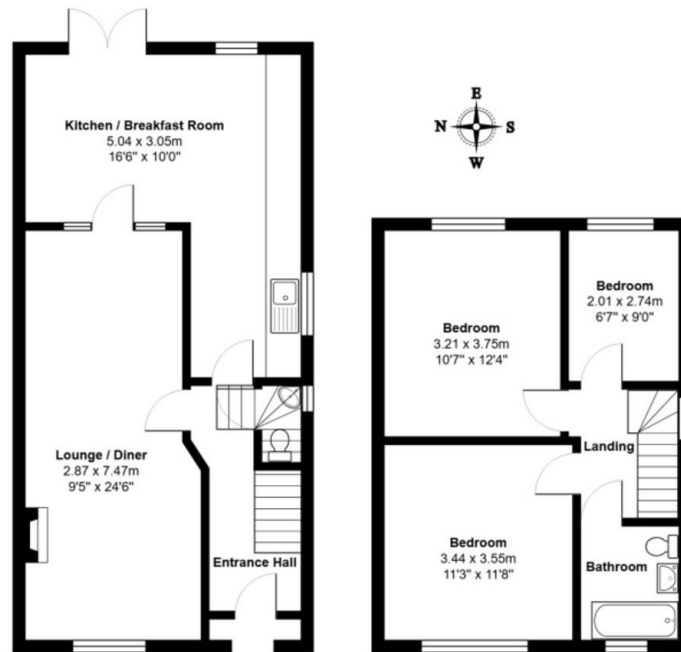
16' 6" narrowing to 6' 6" x 19' 2" narrowing to 9' 5" approx. (5.03m x 5.84m) 'L' shaped with double glazed windows to side and rear, two radiators, a characterful mix of fitted and free standing kitchen furniture, wood effect work surfaces, ceramic sink drainer unit with mixer tap, Metro style tiled splash backs, Rangemaster dual fuel range cooker, spaces for dish-washer, washing machine and fridge freezer, extractor fan, double glazed French doors opening out to garden.

CLOAKROOM

Obscured double glazed window to side, corner hand-wash basin with mixer tap, low level WC, Metro style part tiled walls, tiled floor.

STAIRS RISING TO FIRST FLOOR





Total Area: 94.0 m² ... 1012 ft²

LANDING

Double glazed window to side, exposed floorboards, built-in cupboard housing modern wall mounted gas fired boiler, loft hatch access via drop down ladder to boarded loft space with light, doors to.

BEDROOM ONE

11' 3" x 11' 8" approx. (3.43m x 3.56m) Double glazed window to front, radiator, picture rail.

BEDROOM TWO

10' 7" x 12' 4" approx. (3.23m x 3.76m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

6' 7" x 9' approx. (2.01m x 2.74m) Double glazed window to rear, radiator, picture rail.

BATHROOM

Double glazed window to front, vertical radiator, panel bath with shower over, pedestal hand-wash basin, low level WC, Metro style tiled splash backs, wood effect flooring.

OUTSIDE

The frontage provides a shingle driveway for off-road parking lined by lavender and rosemary with a path leading to the front door. The beautifully kept Easterly facing established rear garden enjoys a wooden framed veranda style sheltered decking space, ideal for morning sun breakfasting, a mature lawn and a separated shingled seating/entertainment area with pizza oven,

concealed from the main garden and accessed by a gate. The garden is stocked with a variety of plants, apple tree and fruit bushes.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 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 left.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

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Tuddenham Avenue IPSWICH IP4 2HF	Energy rating D	Valid until:	12 May 2035
		Certificate number:	8715-5165-7002-0095-9406
Property type		Semi-detached house	
Total floor area		96 square metres	



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

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