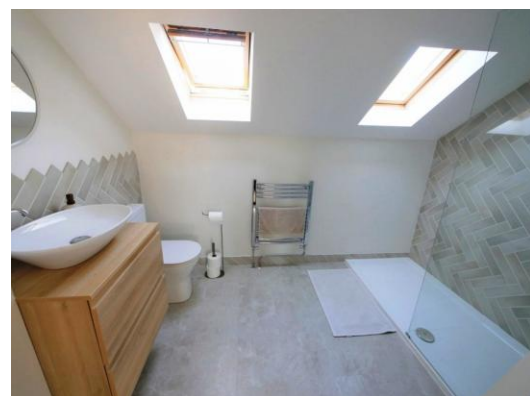




Cheltenham Avenue, Ipswich, IP1 4LN

Price £460,000 Freehold

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

Cheltenham Avenue, Ipswich, IP1 4LN

We are very pleased to be offering for sale this beautiful extended four bedroom semi-detached home located to the North-West of Ipswich in the sought after Cheltenham Avenue. The property is arranged over two floors comprising spacious entrance hall, lounge/dining, modern fitted kitchen/dining, play room, utility room, G/F cloakroom, split level conservatory, stairs to first floor with split landing leading to four double bedrooms, family bathroom and en-suite. Further benefits include solar panels providing an income of approx. £1,000.00 PA, gas central heating, double glazing throughout, oak doors throughout, ample off road parking to front, established rear gardens ideal for entertaining backing on to the Dales nature reserve, close to local shops, schools and bus service. THIS PROPERTY MUST BE VIEWED.

ENTRANCE HALL

Tiled threshold, oak engineered hard wood flooring, radiator with cover, stairs to first floor, storage under stairs, doors to lounge/dining and kitchen.

LOUNGE/DINER

21' 3" x 11' 6" narrows to 8'10" (6.48m x 3.51m) Oak engineered hard wood flooring, double glazed window to front aspect, radiator, archway through to dining with oak hard wood flooring, school style radiator, double glazed patio doors to rear leading into split level conservatory.

SPLIT LEVEL CONSERVATORY

24' 3" x 9' 10" (7.39m x 3m) Elevated play area, laminated flooring, double glazed windows and doors to side aspect, stepping down to gym area with Rubber matting, radiator, double glazed doors to rear and side aspect.

KITCHEN/DINER

21' 3" x 11' 6" narrowing to 8'10" (6.48m x 3.51m) Modern fitted kitchen with matching eye level and base units with Quartz work tops, Stoves gas 5 ring cooker range with stainless steel extractor hood over, integrated dish washer, Belfast sink with extendable pull down hot and cold mixer tap, space for American style fridge/freezer, laminate flooring, double glazed window to rear aspect, opening into dining area, laminated flooring, matching kitchen cupboards with pull out larder, school style radiator, double glazed to rear and side aspect, door to cloak room and utility room.

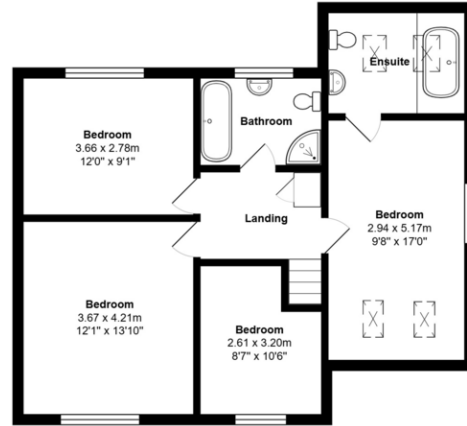
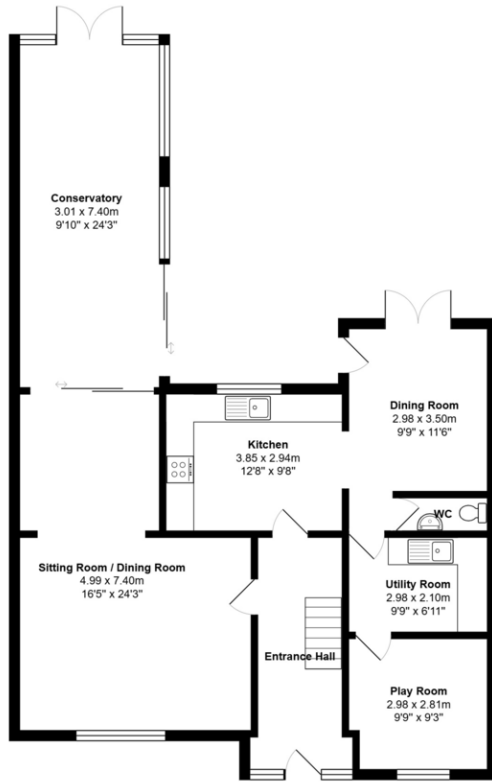
CLOAKROOM

Low level WC, wash hand basin with storage cupboards under, radiator, extractor fan, laminated flooring.

UTILITY ROOM

9' 9" x 6' 11" (2.97m x 2.11m) Laminate flooring, wall & base units, inset sink with extendable pull down hot & cold tap, plumbing for washing machine. space for condensing tumble dryer, door into play room.





PLAY ROOM

9' 8" x 9' 3" (2.95m x 2.82m) Carpeted flooring, radiator, store cupboard with solar panel inverter controls, double glazed window to front aspect, radiator.

STAIRS

Carpeted stairs and landings, landing splits into two, linen cupboard housing gas Baxi boiler, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

17' x 9' 8" (5.18m x 2.95m) Carpeted flooring, 2 Velux sky lights, eve storage, radiator, door into en-suite.

EN-SUITE

9' 7" x 6' 6" (2.92m x 1.98m) Comprising low level WC, wash hand basin with storage under, walk in shoe cubicle, chrome heated towel rail, tile effect vinyl flooring, extractor fan, 2 Velux sky lights.

BEDROOM 2

13' 10" x 12' 1" (4.22m x 3.68m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 3

12' x 9' 1" (3.66m x 2.77m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 4

10' 8" x 8' 8" max (3.25m x 2.64m) Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

8' 6" x 5' 9" (2.59m x 1.75m) Comprising low level WC, wash hand basin with storage under, bath, shower cubicle, extractor fan, tiled flooring, chrome heated towel rail, double glazed window to rear aspect.

OUTSIDE

Concrete printed off road parking for 3 -4 cars, shrub borders, gate to side leading to rear gardens with elevated split level railed and decked terracing for outside entertaining, stepping down to lawn area, well stocked flower and shrub borders, timber summer house, gardens are all enclosed by fencing, gated access into the Dales nature reserve.

COUNCIL

Ipswich Borough Council
Council Tax Band (D) £2,58.54

NEAREST SCHOOLS

Dale Hall CP school & Westbourne Academy.

SERVICES

We understand all mains services are connected.

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.

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.

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.

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>

Cheltenham Avenue IPSWICH IP1 4LN	Energy rating B	Valid until: 2 October 2026
		Certificate number: 8706-6020-7119-5987-5906



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

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