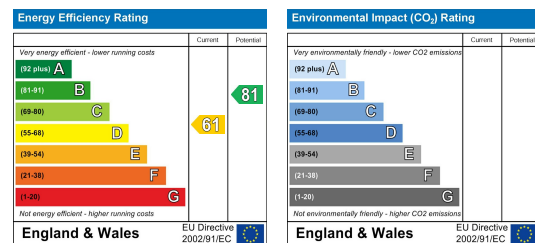




Ground Floor
Approximate Floor Area
1,011 sq. ft
(93.88 sq. m)

First Floor
Approximate Floor Area
537 sq. ft
(49.92 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 Cheltenham Avenue, Ipswich IP1 4LN

£350,000

NO CHAIN - A spacious **THREE BEDROOM DETACHED CHALET BUNGALOW** situated to the north west of Ipswich just off Cotswold Avenue. Accommodation includes a large reception hallway, 19ft lounge/diner, fitted kitchen, bathroom, en-suite, converted attic room, south westerly facing enclosed gardens, double glazed windows, gas central heating, off road parking and garage. The property would benefit from some updating.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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11 Cheltenham Avenue, Ipswich, IP1 4LN

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

The Dales Nature Reserve, Broomhill Park, local shops and bus routes are within easy reach.

Double glazed front door to...

RECEPTION HALLWAY:

Large inviting hallway with stairs off, radiator, cupboard and doors off.

LOUNGE/DINER: 19'8 x 13' (5.99m x 3.96m)

Double glazed windows to front & side, feature fire place and 2 radiators.

KITCHEN: 11 x 10'11 (3.35m x 3.33m)

Double glazed window to rear, range of wall and base units, breakfast bar, gas hob and electric oven, space for appliances, sink and drainer, drawers, tiled splash backs, radiator and double glazed door to side.

BEDROOM 1: 13 x 10'7 (3.96m x 3.23m)

Double glazed window to front, built in wardrobe and a radiator. Airing cupboard with a Worcester combi condenser boiler.

BEDROOM 2: 10'11 x 10'4 (3.33m x 3.15m)

Double glazed window to rear, radiator and door to...

EN-SUITE:

Shower cubicle, W.C, hand wash basin, part tiled, extractor and electric towel radiator.

DINING ROOM/STUDY: 10'6 x 9'10 (3.20m x 3.00m)

Double glazed window to side and a radiator. Currently used as a study.

BATHROOM:

Double glazed window to side, W.C, hand wash basin, bath with a shower over, tiled walls and a radiator.

FIRST FLOOR - BEDROOM 3: 18'5 x 9 (5.61m x 2.74m)

Dormer with double glazed window to side. There are 2 built in cupboards with access to two substantial loft spaces which are boarded and have lighting.

OUTSIDE:

To the front is a lawn, flowerbeds and shrubs, a block paved driveway providing off road parking leading to a detached garage..

The south westerly facing rear garden is enclosed and enjoys being not overlooked. There is a patio, step up to the lawn with flowerbeds and shrubs. There is an outside tap, light and shed. Side access leads to the front via a gate.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

