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£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.



Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE



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:

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