



Foden Avenue, Ipswich,  
£210,000

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- MODERN MID TERRACE HOUSE
  - TWO BEDROOMS
  - ENTRANCE PORCH/LOBBY
  - KITCHEN/DINER
  - LIVING ROOM
- GAS TO RADIATOR HEATING
  - DOUBLE GLAZING
- WESTERLY REAR GARDEN
  - PARKING
- ACCESS TO SCHOOLS/SHOPS & A12/A14



A lovely modern style two bedroom terrace house conveniently located close to schooling, shops, retail park and a junction for the A12/A14.

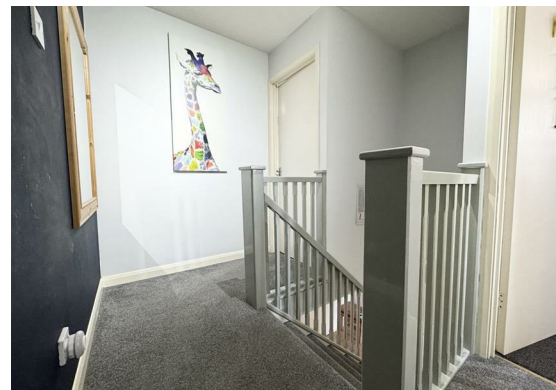
**PROPERTY:**

A modern style two bedroom terraced home located in a convenient location close to schooling, shops, retail park and A12/A14 junction. This lovely property is generous in size and would suit a first time buyer, investment or the younger family. The property is set out over two floors with the ground floor consisting:- entrance lobby, living room and kitchen/diner. The first floor leads off the landing with two bedrooms and a bathroom. Outside there is an open plan front garden, enclosed westerly facing rear garden with parking area to the rear.



Council Tax : Band B  
Ipswich





#### **LOCATION:**

#### **ENTRANCE PORCH/LOBBY:**

5'11 x 3'2 (1.80m x 0.97m)  
Double glazed entrance door to:-  
radiator and further door to:-

#### **LIVING ROOM:**

14'7 x 13'5 (4.45m x 4.09m)  
Doble glazed window to front  
elevation, radiator, stairflight to first  
floor landing and wood laminate  
flooring.

#### **KITCHEN/DINER:**

14'7 x 9'9 (4.45m x 2.97m)  
Double glazed window to rear  
elevation, double glazed door to  
garden, radiator, one and a quarter  
bowl sink unit with mixer tap and  
cupboard under. a range of floor  
standing cupboards drawers and  
units with adjacent work surfaces,  
wall mounted matching cupboards,  
glazed display unit, wall mounted  
Baxi boiler (approximately installed  
two years), space for washing  
machine, space for tumble drier  
and space for fridge.

#### **LANDING:**

Access to loft space and doors to  
bedrooms and bathroom.





**BEDROOM ONE:**

12'10 red 9'1 x 9'9 (3.91m red 2.77m x 2.97m)

Double glazed window to front elevation, radiator and double built in wardrobes.

**BEDROOM TWO:**

10'0 x 8'9 (3.05m x 2.67m)

Double glazed window to rear elevation, radiator, bulkhead storage cupboard and built in wardrobe cupboards.

**BATHROOM:**

6'8 x 5'6 (2.03m x 1.68m)

Double glazed frosted window to front elevation, low level WC, pedestal wash hand basin, panel bath with mixer tap shower attachment, radiator and drop light switch.

**FRONT GARDEN:**

Open plan laid mainly to lawn with stones/shingle and pathway to a storm porch.

**REAR GARDEN:**

westerly facing extending to approximately 40ft fenced with paved area, timber shed and rear pedestrian access to rear parking area.





GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

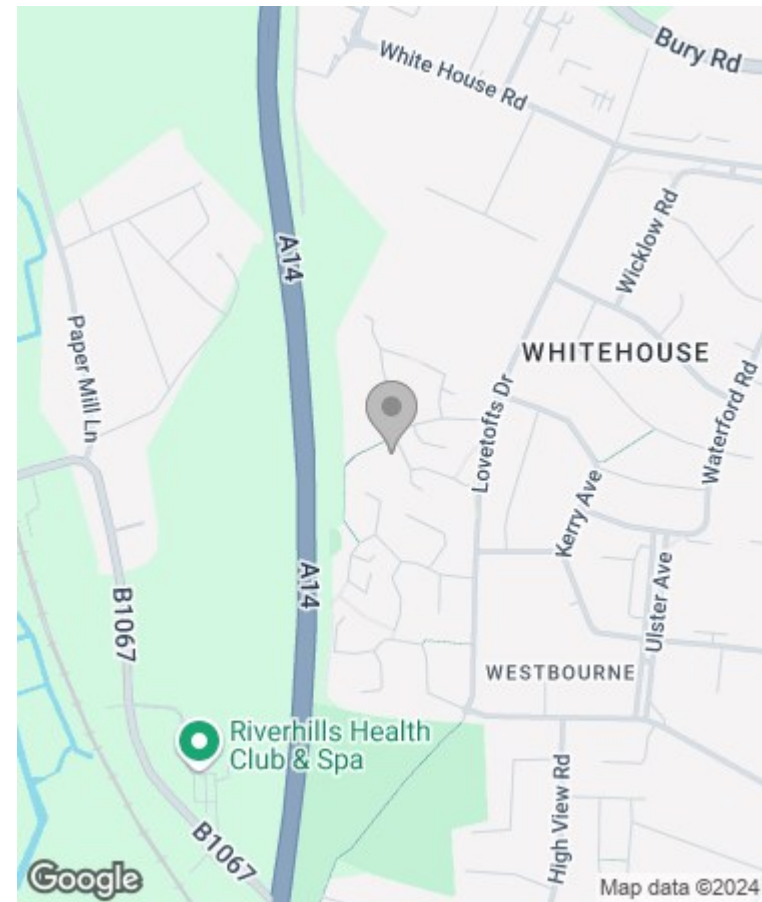


1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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