



Sunningdale Avenue, Ipswich,
£275,000



GRACE ESATE AGENTS are delighted to present this 2 Bedroom Semi detached bungalow with NO ONWARD CHAIN located in the desirable area of IP4 in Ipswich, the school catchment areas for this property are Brooke Hall Primary School and Copleston High School. This Beautiful semi detached bungalow comes with off road parking for up too 3 cars and a rear garden which is not over looked.

This is the perfect opportunity for a renovation project, to make the property exactly how you would like it.

PROPERTY

TWO Bedroom semi detached Bungalow, Kitchen diner, Living room and Bathroom. Off road parking for up too three cars.

LIVING ROOM

13'1" x 16'4" (4 x 5)

Gas fire place, wood styled laminated flooring, one radiator and window to front.

MASTER BEDROOM

11'1" x 12'1" (3.4 x 3.7)

Wood styled laminated flooring, rear facing window, one radiator and a fitted sink.

BEDROOM TWO

7'10" x 9'6" (2.4 x 2.9)

Wood styled laminated flooring, one radiator and a side facing window.

KITCHEN/DINER

19'0" x 9'2" (5.8 x 2.8)

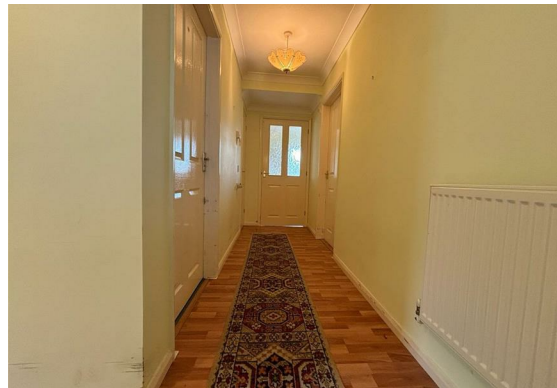
Wood styled laminated flooring, one radiator, rear facing window, rear facing doors to access rear garden.

BATHROOM

Fitted wet room, one radiator, toilet with basin, one sink, shower fitted and side facing window.

ENTRANCE HALLWAY, LANDING

Wood styled laminated flooring, access to Kitchen diner, Master Bedroom and Bedroom two, Bathroom and Living room. One radiator fitted.





FRONT GARDEN

Block paving style driveway with space for up too three cars. Access to the side and rear of the property.

REAR GARDEN

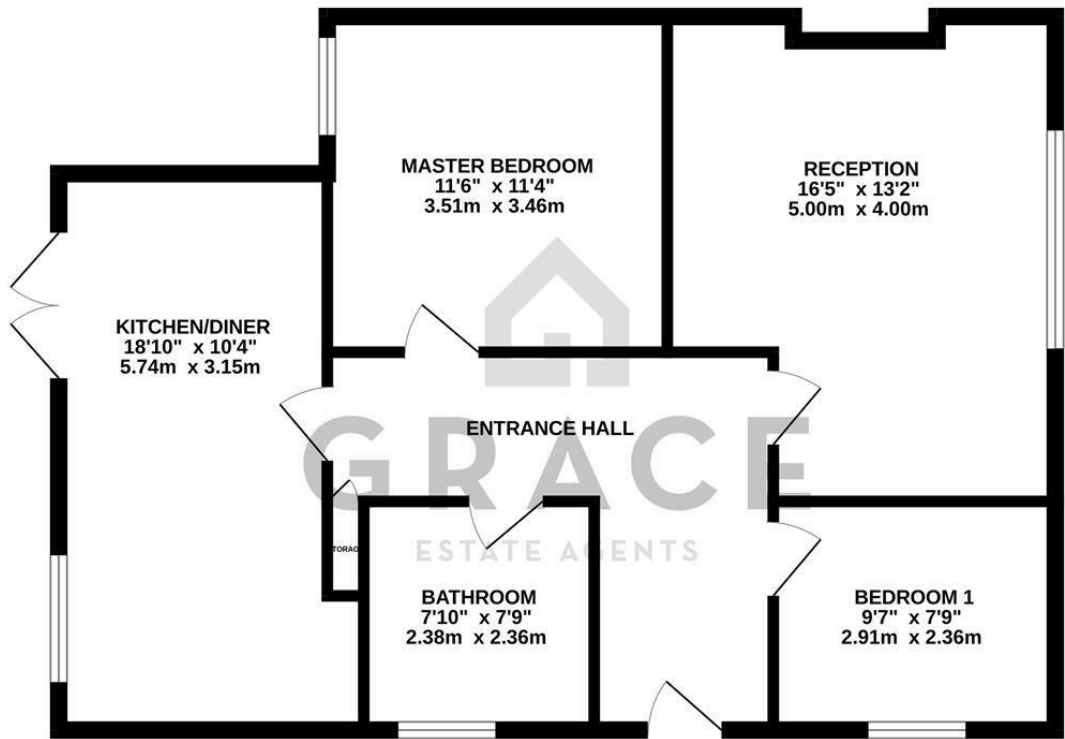
Wheelchair ramp fitted for access into the rear of the property, rear garden is not overlooked at all, mainly concrete with small areas of lawn. Access to the garage and outbuilding.



- Desirable location
- NO ONWARD CHAIN
- Desirable school catchment area
- Off road parking for three cars
- Single garage with outbuilding attached
- Wet room fitted
- Renovation opportunity
- Gas central heating
- Adaptations have already been fitted for wheelchair access

GROUND FLOOR

762 sq.ft. (70.8 sq.m.) approx.

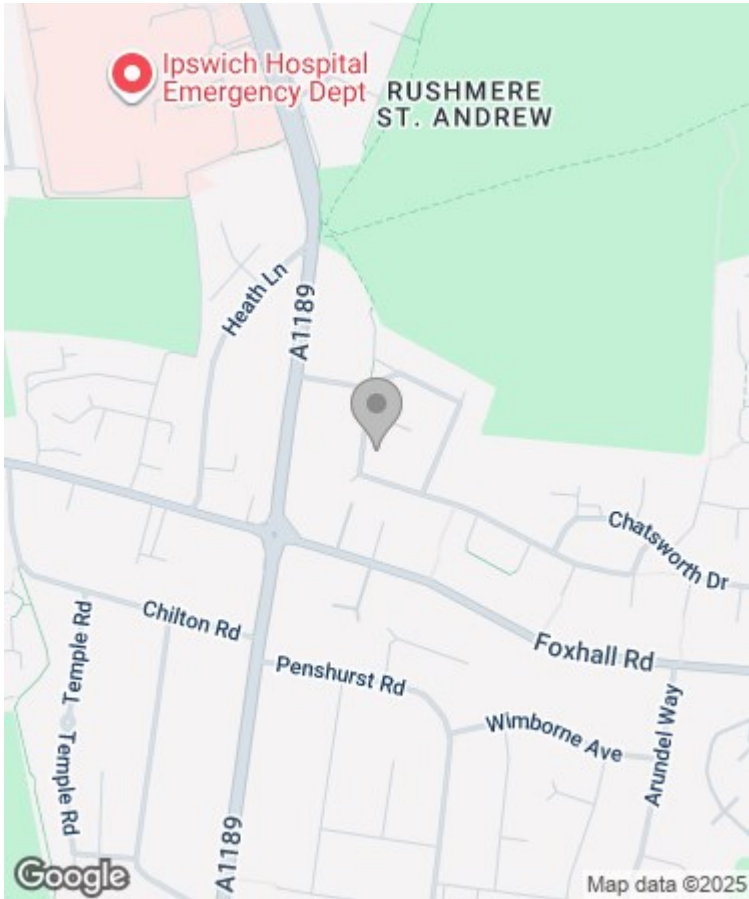


TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	