



Connells

Foden Avenue
Ipswich



Property Description

Located to the West of side of Ipswich you will find this three bedroom house conveniently located for access to whitton Business Park, Asda superstore and Anglian Retail Park which offers a range of shopping facilities and eateries.

The property further benefits from lounge, kitchen, conservatory, family bathroom, front and rear gardens, off road parking and comes with the added bonus of No Onward Chain.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via upvc double glazed entrance door, stairs rising to the first floor, electric storage heater, wood effect flooring and door giving access to:

Lounge

14' 8" x 10' 10" max (4.47m x 3.30m max)
Upvc double glazed window to front, wood effect flooring, gas fire, smooth coved ceiling and double doors giving access to:

Kitchen

14' 2" x 10' 6" (4.32m x 3.20m)
Upvc double glazed window to rear, upvc double glazed door giving access to the conservatory, wood effect flooring, storage cupboard, space for fridge freezer, space for cooker, smooth coved ceiling with inset spotlighting, space and plumbing for washing machine, tiled splash backs, single drainage sink with mixer tap inset in a roll edge work

surface with cupboards and drawers under and matching above.

Conservatory

12' 8" x 7' 4" (3.86m x 2.24m)
Brick and Upvc double glazed construction, upvc double glazed window to rear, upvc double doors giving access to the rear garden, electric storage heater and wood effect flooring.

First Floor Landing

Airing cupboard, loft access to a part boarded loft with retractable ladder and doors giving access to:

Bedroom One

14' 3" x 8' 9" (4.34m x 2.67m)
Two upvc double glazed windows to front, electric storage heater, wood effect flooring and smooth coved ceiling.

Bedroom Two

10' 1" x 8' max (3.07m x 2.44m max)
Upvc double glazed window to rear, wood effect flooring, electric storage heater and smooth coved ceiling.

Bedroom Three

7' x 7' (2.13m x 2.13m)
Upvc double glazed window to rear, wood effect flooring and textured ceiling.

Bathroom

Bath with mixer tap and shower attachment with independent shower over, Low level w/c, pedestal wash hand basin, smooth ceiling with

extractor fan and part tiled walls.

Outside

To the front of the property there is a blocked paved drive proving off road parking and the rear garden has a paved patio area, lawned area and gated rear access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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