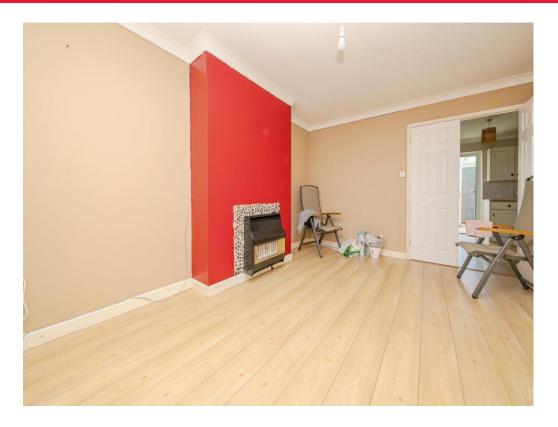


Connells

Foden Avenue Ipswich

Foden Avenue Ipswich IP1 5PH







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

 $7' \times 7'$ (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.

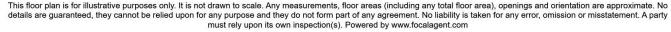
Outside

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.









To view this property please contact Connells on

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6 Princes Street IPSWICH IP1 1QT

EPC Rating: D Council Tax Band: B

view this property online connells.co.uk/Property/ICH312384





Tenure: Freehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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