



Hening Avenue, Ipswich, IP3 9QJ

welcome to

Hening Avenue, Ipswich

GUIDE PRICE £145,000-£155,000 This spacious top floor flat boasts two large double bedrooms, master bedroom with en suite and built in wardrobe, a kitchen/breakfast room, a South facing balcony and one allocated parking space.



Agents Note:

*There has been a new boiler installed in October 2024, with a 5 year warranty.

Entrance Hall

13' 8" x 6' 2" max (4.17m x 1.88m max)

Wood effect flooring, one radiator and a double storage cupboard with space for a tumble dryer.

Lounge

13' x 10' 8" (3.96m x 3.25m)

Beautifully presented lounge with full height double glazed windows to the front, French doors leading to the balcony, carpet flooring, one radiator and TV point.

Balcony

13' 4" x 5' max (4.06m x 1.52m max)

South facing balcony with Astro turf flooring and a balustrade.

Kitchen/Breakfast Room

10' 8" x 10' 2" (3.25m x 3.10m)

Large kitchen/breakfast room with a range of eye and base level units in wood with white stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boxed in boiler, an integrated oven gas hob and extractor hood, tiled splashback throughout, space for a fridge/freezer, washing machine and dishwasher, spot lights, one radiator, tiled flooring and a double glazed window to the front.

Master Bedroom

15' 2" x 11' max (4.62m x 3.35m max)

Long, sweeping master bedroom with a double glazed window to the rear, carpet flooring, one radiator, TV point, a double built in wardrobe and a door leading to the en suite.

En Suite

7' 3" x 5' 4" (2.21m x 1.63m)

Shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan, shaver point, spot lights and one radiator.

Bedroom Two

15' 3" x 8' 6" (4.65m x 2.59m)

Double glazed window to the rear, carpet flooring, one radiator, TV point and a double built in wardrobe.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

A bath with overhead shower, tiled splashback, low level WC, pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan, spot lights and shaver point.

Parking

One allocated parking space.



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Hening Avenue, Ipswich

- Two large double bedrooms
- Master bedroom with en suite
- Kitchen/breakfast room
- South facing balcony
- Allocated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000 - £155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS117669 - 0003

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