



**Belstead Avenue, Ipswich, IP2 8NT**

**welcome to**

## **Belstead Avenue, Ipswich**

This well-presented, three bedroom, semi-detached home benefits from a separate lounge and dining room, ground floor cloakroom, first floor cloakroom and bathroom, a beautifully presented rear garden, with spectacular Orwell Bridge views and a garage with off-street parking. NO ONWARD CHAIN!

### **Entrance Hall**

One radiator, an understairs storage cupboard and brand new concrete screed flooring.

### **Cloakroom**

Low level WC, wash hand basin, a boiler, window to the side, brand new concrete screed flooring.

### **Lounge**

Double glazed bay window to the front, allowing in ample natural light, wall hung lights, one radiator, TV point and brand new concrete screed flooring.

### **Dining Room**

French doors leading to garden, a wooden mantle, one radiator and TV point, brand new concrete screed flooring.

### **Kitchen**

Brand new concrete screed flooring, double glazed window to the rear, a door to the side, a stainless steel sink with chrome mixer tap, space for appliances, eye level units in blue, a fitted extractor hood and a partial tiled splashback. This kitchen has been prepared as part of a full ground-floor damp-proofing renovation and now includes the essential basic facilities required for mortgage approval, creating the perfect blank canvas for buyers to install their dream kitchen.

### **First Floor Landing**

Carpet flooring, one radiator and window to the side.

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator and a built in wardrobe.

### **Bedroom Two**

Double glazed bay window to the rear, carpet flooring, one radiator, spotlights and an exposed built in wardrobe.

### **Bedroom Three**

Double glazed bay window to the front, wood effect flooring and one radiator.

### **First Floor Cloakroom**

Low level WC, window to the side, wash hand basin, wood effect flooring and one radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, loft hatch, an airing cupboard, one radiator, part tiled walls, spotlights, shaver point, wood effect flooring and window to the front.

### **Outside:**

#### **Front Garden**

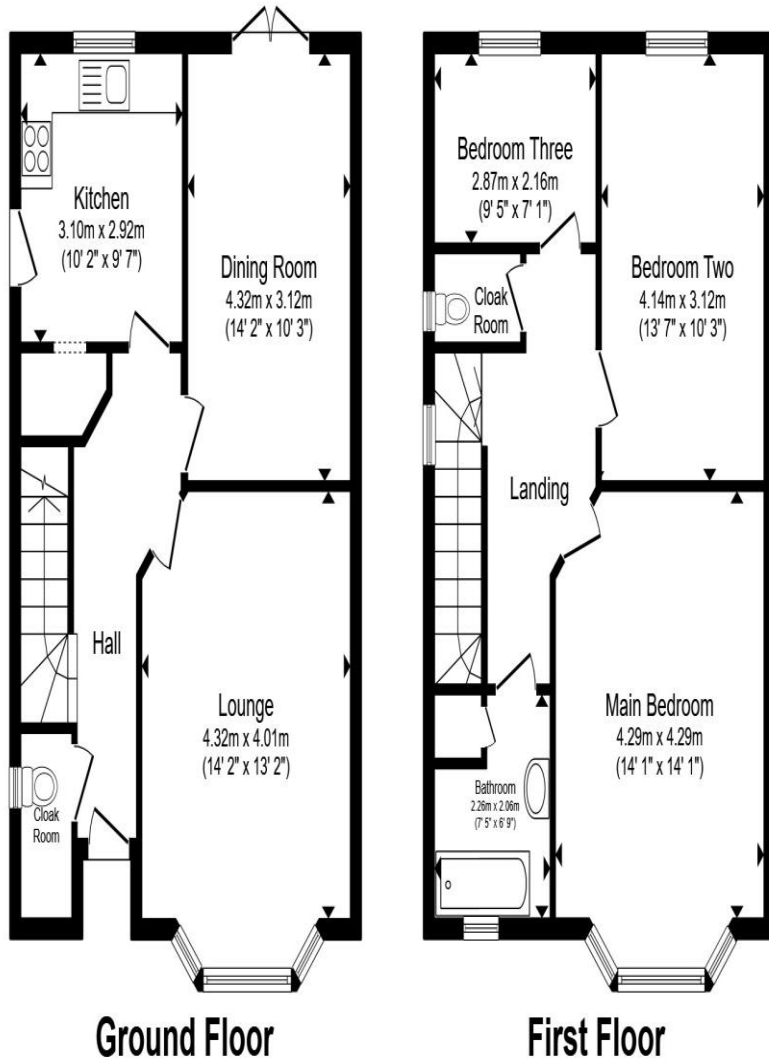
A wall border with a hard standing driveway and a side access leading to the garage and rear garden.

#### **Rear Garden**

The beautifully presented rear garden is a sun trap and un-overlooked, with a patio area, a decking area, steps leading up to the remainder of the garden, a lawned area with a pathway to the rear, where there is a large shed. This would be the perfect spot for a summer house or workshop and to enjoy the spectacular views towards the Orwell Bridge from the top of the garden.

#### **Garage**

An up and over door, light, power and a door to the side.



Total floor area 111.6 m<sup>2</sup> (1,202 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Belstead Avenue,**  
**Ipswich**

- No onward chain
- Three good sized bedrooms
- Full professional ground-floor renovation
- Ground floor & 1st floor cloakroom & 1st floor bathroom
- Garage with off street parking in front

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£260,000**



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Property Ref:  
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**william h brown**



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**