



Cheltenham Avenue, Ipswich,
£330,000

- **No Onward Chain**
- **Three Bedroom Semi Detached Home**
- **Bordering the Popular Dales Area**
- **Open-Plan Kitchen & Dining Area**
 - **Multi-Level Rear Garden with Patio & Lawn**
- **Garage Accessed from the Rear**
- **Close to Local Amenities, Schools & Transport Links**
- **Ideal for Families, First-Time Buyers or Investors**



Grace Estate Agents are delighted to present this attractive three-bedroom semi-detached home, ideally situated in the desirable North Ipswich area, bordering the ever-popular Dales location. Offering generous living accommodation, excellent natural light, and a versatile layout, this property makes an ideal purchase for families, first-time buyers, or investors alike.

The property welcomes you with a spacious entrance hallway leading through to a bright and generously sized living room. The open-plan kitchen is fitted with an integrated oven and hob and flows seamlessly into the dining area, where patio doors open onto the rear garden — creating the perfect space for both everyday living and entertaining.

PROPERTY:

NO ONWARD CHAIN: Welcome to Cheltenham Avenue, Ipswich - a charming semi-detached house that exudes character and warmth. This delightful property boasts both a living room and separate dining area, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for a growing family or for those who enjoy having a home office or hobby room.

Situated in a sought-after area, this house offers a glimpse into the past with its 1930s architecture, adding a touch of nostalgia to your everyday life. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to call your own, this house on Cheltenham Avenue is sure to capture your heart. Don't miss out on the opportunity to make this charming property your new home.

Council Tax: Band C
Ipswich



LOCATION:

The property is located to North West of Ipswich, close to Broomhill Park, a Tesco Express on the the main retail area of the Norwich Road and less than 2 miles from junction 53 of the A14, a large Asda superstore and the Anglia Retail Park.

ENTRANCE HALL:

Double glazed entrance door to:- two double glazed windows to front elevation, radiator, two storage cupboards under stairs and stairflight to the first floor landing.

LIVING ROOM:

13'11 x 13'7 (4.24m x 4.14m)

Double glazed window to front elevation, radiator and fire surround with inset alcove.

KITCHEN:

10'6 x 8'10 (3.20m x 2.69m)

Double glazed window to rear elevation, stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboards and units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring gas hob, electric oven under, space for washing machine, space for fridge/freezer, and laminate flooring.

DINING AREA:

9'10 x 9'1 (3.00m x 2.77m)

Radiator, two double glazed picture windows and double glazed French doors to garden. Wood laminate flooring.

LANDING:

Access to loft space, double glazed window to side elevation and built in airing cupboard.

BEDROOM ONE:

14'0 x 11'11 (4.27m x 3.63m)

Double glazed window to front elevation, radiator and built in wardrobe cupboard.

BEDROOM TWO:

11'11 x 9'1 (3.63m x 2.77m)

Double glazed window to rear elevation radiator and built in double wardrobe cupboard.

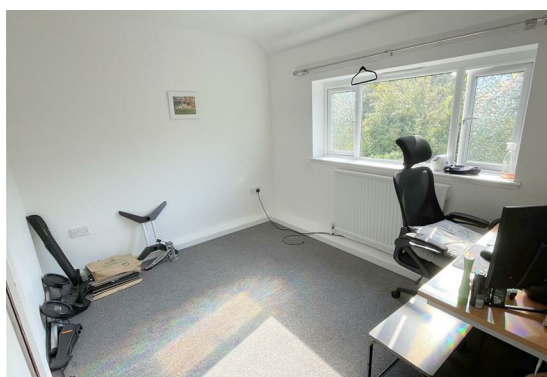
BEDROOM THREE:

Double glazed window to front elevation and radiator.

BATHROOM:

8'7 x 5'10 (2.62m x 1.78m)

Extractor fan, double glazed frosted window to rear elevation, heated towel radiator, panel bath with mixer tap shower spray and screen, pedestal wash hand basin with mixer tap and low level WC.



FRONT GARDEN:

Open plan, laid mainly to lawn with good sized block paved driveway.

REAR GARDEN:

Paved patio area, outside water tap, side pedestrian access to one side, steps up to lawned area with flower beds, access via personal door to garage.

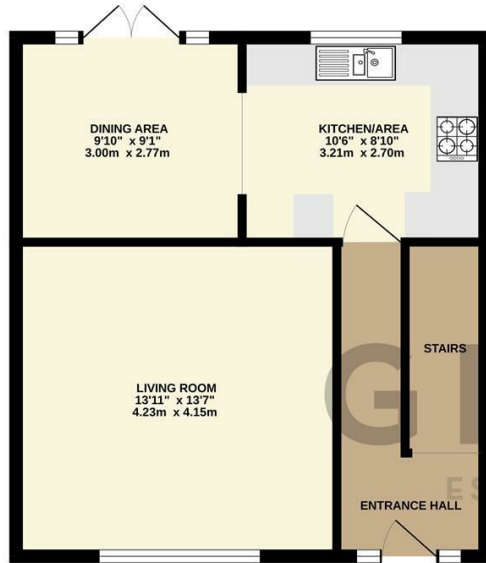
GARAGE:

Accessed to the side road (still Cheltenham Avenue) with driveway for a vehicle leading to up and over door. Personal door to garden. Power and lighting.

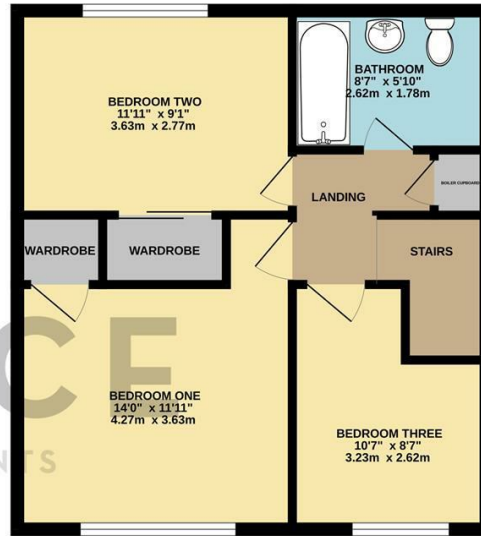




GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

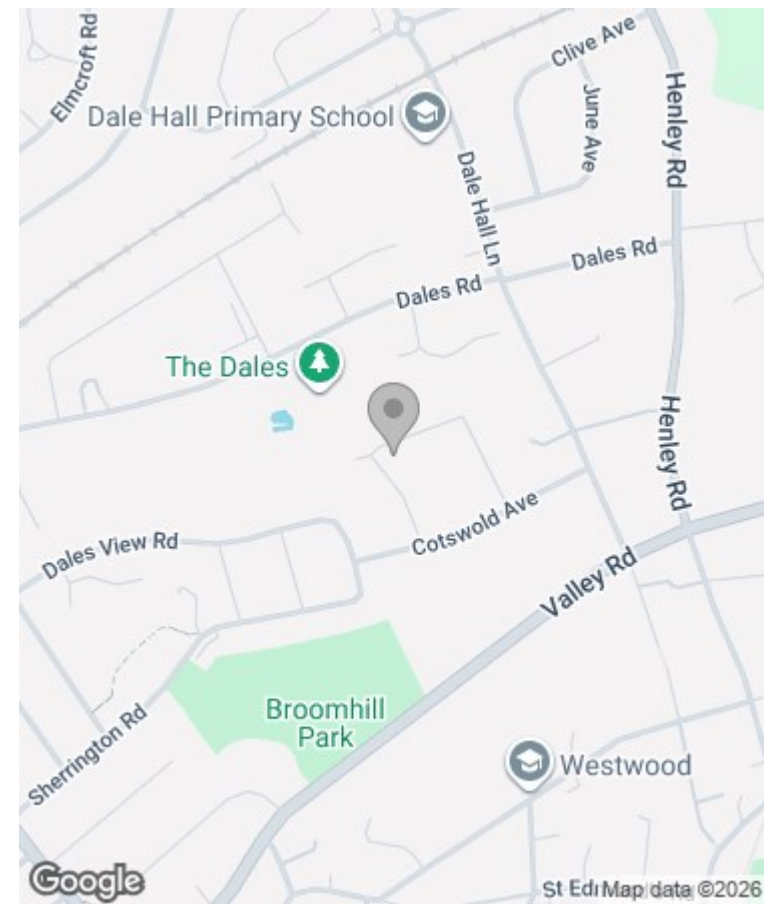


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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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			
		70	87
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	

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.

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