



**Connells**

Tuddenham Avenue  
Ipswich



### Property Description

Located on the popular North East side of Ipswich in close proximity of the popular Christchurch park and many local amenities lies this mid-terraced property. The accommodation comprises of two reception rooms, kitchen, a ground floor w/c, first floor bathroom, two bedrooms, off road parking and a rear garden.

The popular Christchurch Park is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Lounge

12' 3" max x 11' 5" ( 3.73m max x 3.48m )  
Accessed via upvc double glazed door, upvc double glazed window to front, wood effect flooring, picture rail, radiator, feature fire place and surround and smooth coved ceiling and access to:

### Inner Hall

Stairs rising to the first floor, smooth coved ceiling and access too:

### Dining Room

12' 3" max x 11' ( 3.73m max x 3.35m )  
Upvc window to rear, radiator, exposed and varnished floor boards, storage cupboard, picture rail and door giving access.

### Kitchen

16' 3" x 7' 9" ( 4.95m x 2.36m )  
Upvc double glazed window to rear and side,

double glazed door giving access to rear garden, breakfast bar, built in oven, built in hob and extractor hood over, space for dish washer, space for washing machine, space for fridge, space for fridge, space for freezer, smooth coved ceiling, 1 1/2 bowl sink with mixer tap inset into solid wood worktops, wall mounted baxi boiler, tiled splash backs and Victorian Style vinyl effect tiled flooring.

### Cloakroom

Upvc double glazed window to rear, low level w/c and tiled effect vinyl flooring.

### First Floor Accommodation

### Landing

Smooth coved ceiling and doors giving access to:

### Bedroom One

12' 3" max x 11' 6" ( 3.73m max x 3.51m )  
Two upvc double glazed windows to front, cast iron feature fire place, picture rail, exposed varnished floorboards, radiator and smooth coved ceiling.

### Bedroom Two

12' 3" max x 11' ( 3.73m max x 3.35m )  
Upvc double glazed window to front, exposed varnished floorboards, smooth coved ceiling, radiator, feature fire place, store cupboard, picture rail and doors giving access to:

### Bathroom

Upvc double glazed window to rear, low level w/c, radiator, tiled effect vinyl flooring, vanity wash hand basin,

storage cupboard, part tiled walls, smooth coved ceiling, double ended bath with mixer tap and shower attachment and independent shower over and rainfall shower head, textured and coved ceiling inset spot lighting.

## Outside

The front of the property has off road parking. The rear garden has a patio area, landscaped tiered garden area and outside tap the property also has a right of way over 47 & 49 Tuddenham Avenue for 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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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