



Connells

Greenfinch Avenue
IPSWICH



Property Description

Internal viewing is highly recommended for this modernised and improved family home located on the popular Chantry development. The commendation comprises of three bedrooms, kitchen diner, lounge with open fire, wet room, off-road parking outbuilding and extensive rear garden.

The Home is located to the south west of Ipswich's town centre and is within a short drive of local shops and amenities as well as both secondary and primary schools.

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, wood effect flooring, stairs rising to the first floor with storage cupboard under, radiator, smooth ceiling with inset spotlighting and doors giving access to:

Living Room

Upvc double glazed window to front, carpet, open fireplace, smooth coved ceiling and radiator.

Kitchen/Diner

Two upvc double glazed windows to rear, upvc double glazed door giving access to the rear garden, built in double oven, built in hob with filter hood over, built-in full-size fridge, part panel walls, tiled flooring, wall mounted boiler, built-in dishwasher, built-in washing machine, radiator, 1 1/2 bowl sink with mixer

tap inset into work surfaces with grey gloss cupboards and drawers under matching above.

First Floor Landing

Doors giving access to

Bedroom One

Upvc double glazed window to front, smooth ceiling with inset spotlighting, radiator and loft access.

Bedroom Two

Upvc double glazed window to rear, smooth ceiling with inset spotlighting and radiator.

Bedroom Three

Upvc double glazed window to front, radiator, coved and textured ceiling and storage cupboard.

Wet Room

Two upvc double glazed windows to rear, low-level w/c, floating vanity wash hand basin with mixer tap, wall shower unit, tiled walls, chrome heated towel rail and smooth ceiling with inset spotlighting,

Outside

To the front of the property there is a drive providing off-road parking and shared access to the rear garden.

The rear garden commences with a paved patio area, has raised planters and sleeper borders with the lawn area, outside tap, brick shed/workshop which has space for freezer and tumble dryer.

There is also access to the outbuilding.

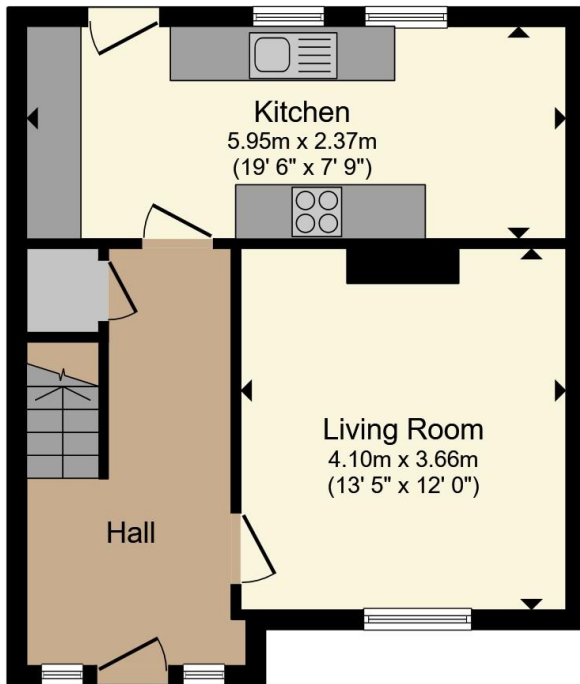
Outbuilding

Accessed via upvc double glazed double doors, upvc double glazed window to front, power and light and further storage area.

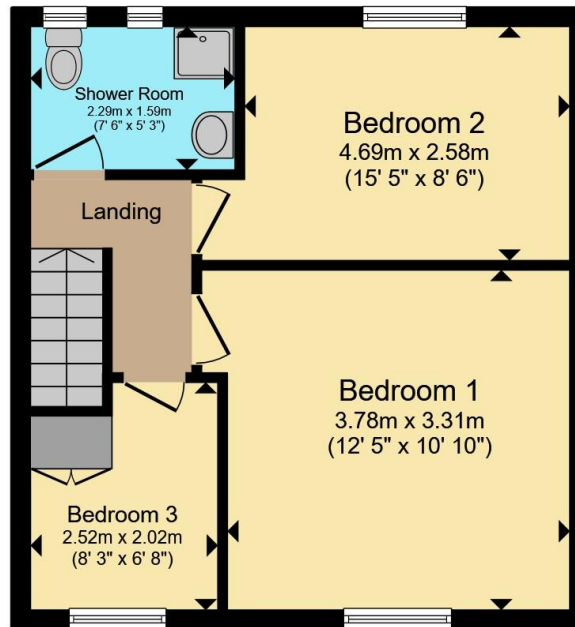
Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 78.2 m² (842 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

Connells



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/ICH313507

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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