



Charlton Avenue, Ipswich, IP1 6BH

Guide Price £240,000 Freehold

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suffolk estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom semi-detached house requiring some updating located to the North-West of Ipswich in a sought after area within walking distance to local schools, shops, bus service and doctors surgery. The property comprises entrance hall, lounge, kitchen/breakfast room, dining room, ground floor shower room & cloakroom and stairs leading to 3 double bedrooms. Benefits include gas central heating, predominantly double glazed, driveway providing off road parking, detached garage and gardens front & rear. EARLY INSPECTION RECOMMENDED.

ENTRANCE HALL

Double glazed door into entrance hall, stairs to first floor, radiator, doors to lounge, kitchen/breakfast, shower room and cloakroom.

LOUNGE

17' 5" x 10' 2" (5.31m x 3.1m) Carpeted flooring, double glazed bay window to front aspect, tiled fireplace with gas fire (not tested) cupboard under stairs, serve hatch through to kitchen.

KITCHEN

10' x 10' (3.05m x 3.05m) Matching wall & base units with roll edge work tops, stainless steel sink & drainer with hot & cold taps, plumbing for washing machine, electric cooker, radiator, vinyl floor covering, double glazed window to rear aspect with extractor fan, linen cupboard, shelved pantry cupboard, doorway into dining room.

DINING ROOM

11' x 6' 5" (3.35m x 1.96m) Carpeted flooring, radiator, single glazed window to rear and side aspect, door to side aspect out to rear garden.

SHOWER ROOM

Hand basin, shower cubicle with electric shower, tiled flooring, radiator, double glazed window to rear aspect.

CLOAKROOM

WC half tiled walls, window to side aspect, vinyl floor covering.

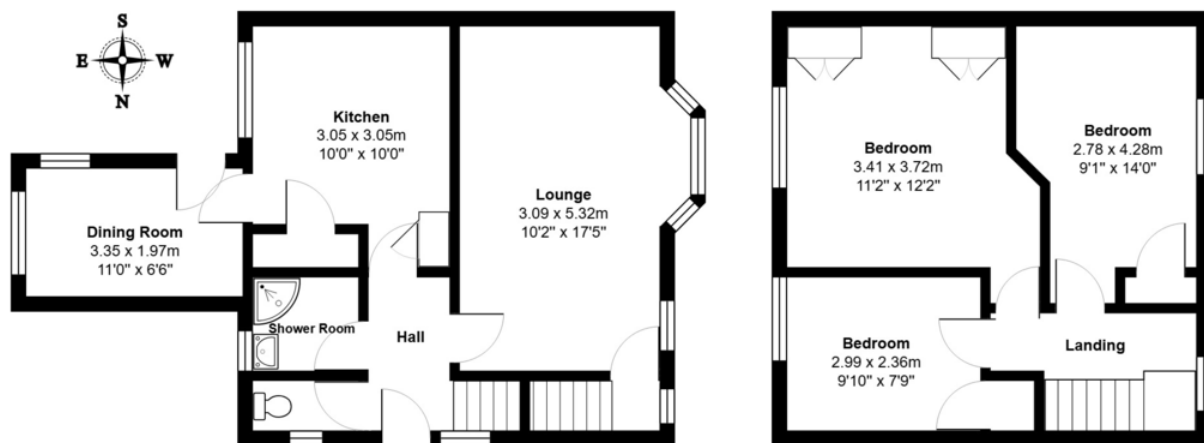
STAIRS

Carpeted staircase and landing, double glazed window at top of stairwell to front aspect, loft hatch, doors to bedrooms.

BEDROOM 1

12' 2" x 11' 2" (3.71m x 3.4m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobes and vanity.





Total Area: 86.6 m² ... 932 ft²

BEDROOM 2

14' x 9' 1" (4.27m x 2.77m) Carpeted flooring, radiator, double glazed window to front aspect, storage cupboard.

BEDROOM 3

9' 10" x 7' 9" (3m x 2.36m) Carpeted flooring, double glazed window to rear aspect, storage cupboard, radiator, wall mounted Vaillant gas boiler.

GARAGE

18' 11" x 8' 2" (5.77m x 2.49m)

OUTSIDE

Brick wall to front, garden laid to lawn, flower & shrub borders, driveway providing off road parking leading to detached garage with double doors to front, side gate in to rear garden which is mainly laid to lawn, flower & shrub borders, summer house and Green house, pedestrian door into garage, gardens are all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,096.48

NEAREST SCHOOLS

St Pancras Catholic School, Westbourne Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

Charlton Avenue IPSWICH IP1 6BH	Energy rating D	Valid until: 16 September 2035
		Certificate number: 2140-8201-3050-2101-3991

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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