



**Kings Avenue, Ipswich IP4 1NT**

**welcome to**

## **Kings Avenue, Ipswich**

This stunning, mid-terraced home benefits from three double bedrooms, with original fireplace features, including a master bedroom with balcony, a ground floor shower room, a utility room, an open plan lounge/diner, a 1st floor bathroom, permit parking available and NO ONWARD CHAIN!!

### **Entrance Hall**

Oak effect flooring, one radiator and a staircase.

### **Lounge/Diner**

Beautiful open plan room with oak effect flooring throughout, two radiators, TV point, double glazed window to the rear and double glazed bay window to the front, with direct views across Alexandra Park.

### **Kitchen**

Stylish kitchen with eye and base level units in white with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven and newly installed electric hob with extractor hood, space for a dishwasher and an integrated fridge/freezer, gas combi boiler, and additional large pantry. Victorian style tiled effect flooring throughout and double glazed window to the side.

### **Utility Room**

Victorian tiled effect flooring, a fitted worktop with space for appliances, a door to the shower room and further door to garden.

### **Ground Floor Shower Room**

A shower with glass enclosure, low level WC, pedestal wash hand basin, tiled flooring, part tiled walls and an extractor fan.

### **First Floor Landing**

An airing cupboard, carpet flooring, loft hatch and a fuse board.

### **Master Bedroom**

Stunning master bedroom with a patio door to the private balcony, with direct views across Alexandra

Park, double glazed window to the front, carpet flooring, one radiator and a fireplace.

### **Balcony**

A paved seating area, a balustrade and hanging baskets.

### **Bedroom Two**

Window to the rear, carpet flooring, one radiator and a fireplace.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring, one radiator and a fireplace.

### **Bathroom**

Low level WC, vanity sink, a window to the rear, a bath with overhead shower, tiled effect flooring, fully tiled walls and chrome heated towel rail.

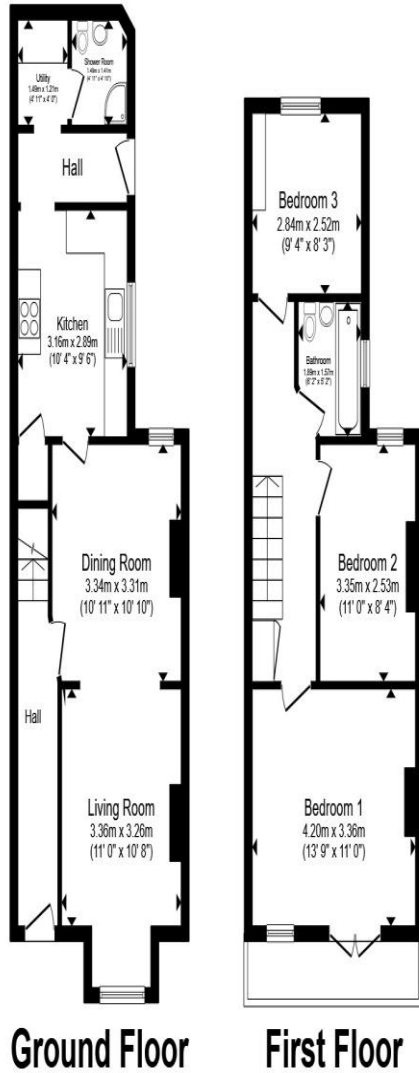
### **Outside:**

#### **Front Garden**

A walled border with original tiled pathway leading to the front door, a slate area and a gated access.

#### **Rear Garden**

Un-overlooked rear garden with a hard standing area and patio seating area, flower beds, a grassed area, washing line, a rear gate and a shed.



Total floor area 89.8 m<sup>2</sup> (967 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**  
**Kings Avenue,**  
**Ipswich**

- No onward chain
- Master bedroom with balcony, overlooking Alexandra Park
- Rear garden access via shared path
- Ground floor shower room & 1st floor bathroom
- Permit parking available

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

**£250,000**



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