



Palmer & Partners



Avondale Road, Ipswich, Suffolk, IP3
9JZ
Guide Price £280,000 to £290,000

Palmer & Partners

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- Extended Semi-Detached House
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Off-Road Parking for Two/Three Cars
- Double Garage
- Landscaped Rear Garden



This nicely presented and extended three-bedroom semi-detached house is located towards the southeast side of Ipswich offering good access out to the A14 commuter trunk road and falling within the Ipswich Academy catchment area. The property occupies a good size plot and comes with off-road parking for two to three cars to the front, a landscaped rear garden which houses a double garage which has been converted by the current owners. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, entrance hall, open plan living/dining room, modern kitchen, cloakroom with space for a washing machine, first floor landing, family bathroom, and three bedrooms.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town

centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and

Christchurch Park, and recreational facilities.

Outside – Front: Off-road parking for two to three cars with driveway running alongside the property where there are double gates opening into the rear garden.

Front Porch: Door leading to:

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and a door leading to:

Dining Room: 13'4" x 11'10" (4.06m x 3.6m) Bay window to the front



aspect, radiator, and opening through to:

Living Room: 17'11" x 11'2" (5.46m x 3.4m) Window to the side aspect, radiator, understairs cupboard, and opening through to:

Kitchen: 10'1" x 9'5" (3.07m x 2.87m) Fitted with a range of modern J-Pull eye and base, square edge work surfaces, sink and drainer, tiled splashbacks, space for a cooker and fridge freezer, built-in extractor hood, window to the rear aspect, and a door leading to:

Lobby: Door opening out to the rear garden, a boot room with

window to the side aspect, and a concealed pocket door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with tiled splashback, along with space and plumbing for a washing machine and an opaque window to the side aspect.

First Floor Landing: Opaque window to the side aspect, airing cupboard, access to the loft, and doors leading to the bathroom and bedrooms.

Family Bathroom: A three-piece suite comprising a bath with shower over, low-level WC

and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls, and an opaque window to the front aspect.

Bedroom One: 13'4" x 11'10" (4.06m x 3.6m) Bay window to the front aspect and a radiator.

Bedroom Two: 11'3" x 10'3" (3.43m x 3.12m) Window to the rear aspect, radiator, and built-in overhead storage.

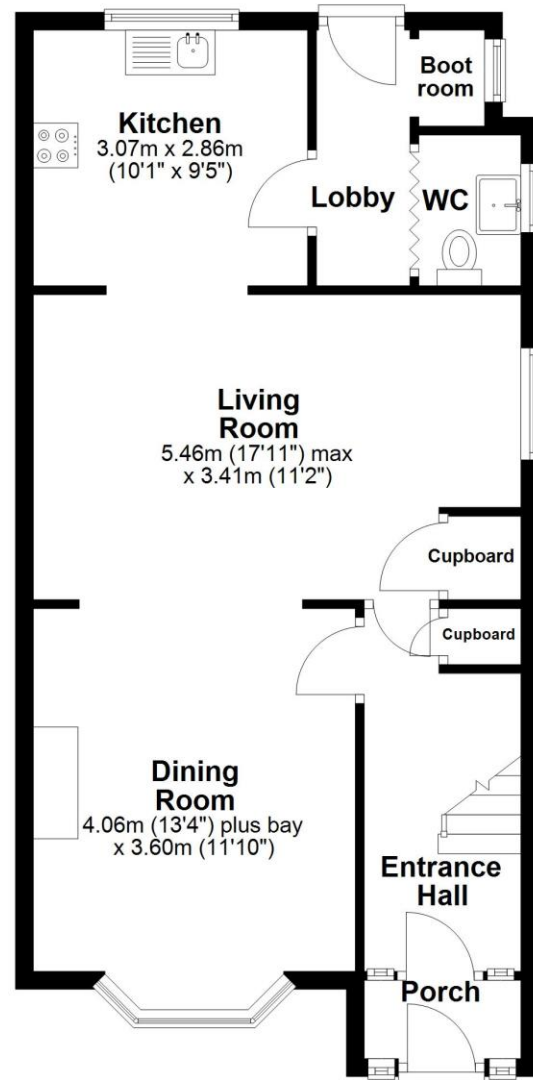
Bedroom Three: 8'2" x 7'3" (2.5m x 2.2m) Window to the rear aspect, radiator, and built-in wardrobe with sliding door and overhead storage.

Outside – Rear: From the lobby a door opens onto a covered decked seating area with a driveway that leads to the garage at the rear of the garden. A large lawned area is fenced off and is stocked with flowerbeds, shrubs and hedging with a vegetable patch to the rear of the garden.

Detached Double Garage: The garage has double doors to the front, is insulated with power and light connected with part being used as a workshop and part being used as a games room.

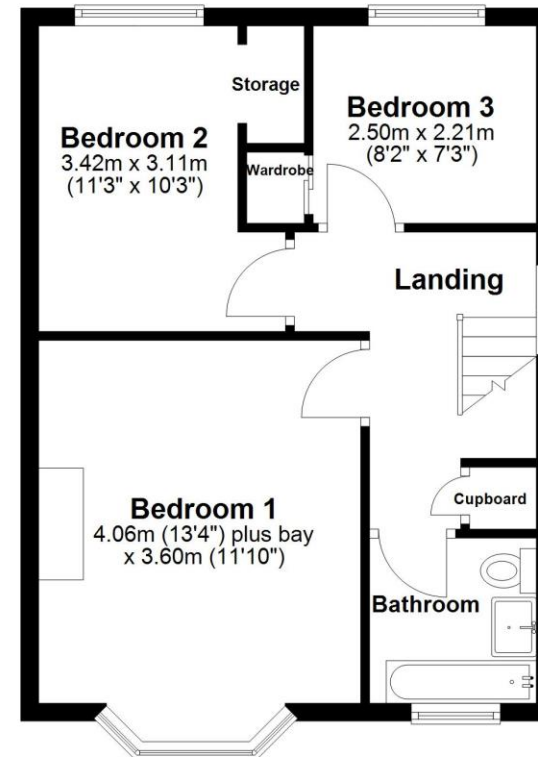
Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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