

26 Clive Avenue, Ipswich, IP1 4LU



4 bedrooms  
3 reception rooms  
and 1 bathroom

**Freehold**

Offers In Excess Of

**£350,000**

Subject to contract

**No onward chain**



Offered with no onward chain is this extended property with an 80ft rear garden that is set to the North side of the town

# Some details

## General information

Situated in a popular residential area to the north side of the town just off the Henley Road is this extended four bedroom semi-detached property. Along with an 80ft rear garden there is gas central heating (not tested) and double glazed windows. The property is offered with no onward chain.

The entrance porch leads into the reception hall which has stairs to the first floor and an understair cupboard. The sitting room is located to the front with a bay window and gas fire. From here double doors lead into the dining room which also has a bay window with French doors opening onto the conservatory which is of upvc construction and has doors to the rear garden. The kitchen can be accessed via the dining room and the hall and is equipped with a range of base units, wall cupboards, work tops and drawers. There is a pantry cupboard, double electric oven and hob. Adjacent to this is a utility area with window to the rear, door to the side garden and a further storage cupboard housing the gas fired boiler.

The landing provides access to all four bedrooms and the family bathroom. Bedroom one is located to the front with a bay window and built-in wardrobes. Bedroom two is an impressive size double room is located to the rear with a bay window. Bedrooms three and four are located to the front. There is also a study with window to the rear and the bathroom comprises a bath and basin. There are also two separate WCs to the first floor.

## Entrance porch

6' x 5' (1.83m x 1.52m)

## Reception hall

11' 11" x 6' 1" (3.63m x 1.85m)

## Sitting room

17' 6" into bay x 11' 10" (5.33m x 3.61m)

## Dining room

10' 11" into bay x 9' 8" (3.33m x 2.95m)

## Conservatory

8' 8" x 8' 2" (2.64m x 2.49m)

## Kitchen

10' x 8' 8" (3.05m x 2.64m)

## Utility area

8' 10" x 5' 2" (2.69m x 1.57m)

## Landing

## Bedroom one

14' 8" into bay x 9' 8" to wardrobes (4.47m x 2.95m)

## Bedroom two

14' 2" into bay x 10' 11" (4.32m x 3.33m)

## Bedroom three

14' x 7' 7" (4.27m x 2.31m)

## Bedroom four

9' 5" x 7' 2" (2.87m x 2.18m)

## Study

6' 2" x 5' 8" (1.88m x 1.73m)

## Bathroom

6' x 4' 7" (1.83m x 1.4m)

## 2 x WC

## Outside

The property is recessed from the road by a front garden which is predominantly laid to brick pavers to provides parking. There is a single garage with an up/over door.

To the rear of the property the garden measures approximately 80ft. in length and is divided into two sections. The main garden is laid predominantly to lawn with a patio area and there are a selection of bushes to the rear which provides access to a further garden area which is predominantly laid to lawn with flower beds and shrubs.

## Location

The property is situated on the north side of the town just off the Henley Road. There are an everyday range of local shops and amenities all within easy reach as is Ipswich town centre and Christchurch Park.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected

Tenure - Freehold

EPC rating - C

## Directions

Leave Ipswich in a northerly direction along Henley Road and at the crossroads with Valley Road proceed straight over onto the continuation of Henley Road. From here take the second left into Clive Avenue where the property can then be found on the right hand side identified by a Fenn Wright board.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

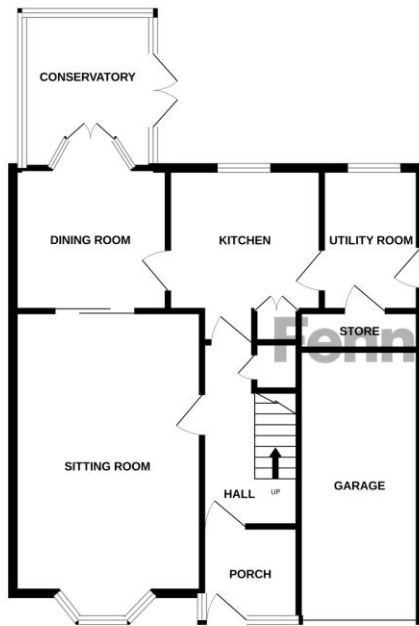
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