



Shrubland Avenue | Ipswich | IP1 5EB

Price £230,000 Freehold

 **your ipswich**
estate agents

Shrubland Avenue, Ipswich, IP1 5EB

We are delighted to be offering for sale this 3 bedroom semi-detached property in need of updating and refurbishment, located to the North West of Ipswich within walking distance to schools, local shops and bus service. There is an access driveway off Castle Road to a garage at the rear of the garden. The property is arranged over two floors comprising enclosed storm porch, entrance hall, 2 reception rooms, kitchen, G/F cloakroom and 3 bedrooms to first floor with family shower room. The property is gas centrally heated and double glazed throughout with gardens front and rear. We are selling the property with NO ONWARD CHAIN.



STORM PORCH

Double glazed door into storm porch with further door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, doors to sitting room, dining room, kitchen and cloak room.

SITTING ROOM

12' 11" x 10' (3.94m x 3.05m) Carpeted flooring, original fireplace, radiator, double glazed bay window to front aspect.



DINING ROOM

11' x 9' 11" (3.35m x 3.02m) Carpeted flooring, radiator, oak panelling in recesses with built in storage units, oak fire place, double glazed patio doors to rear aspect.

KITCHEN

8' x 6' 11" (2.44m x 2.11m) Work top, stainless steel sink unit with hot & cold mixer tap, space for gas cooker, wall mounted Baxi boiler installed in 2020, double glazed window side aspect and double glazed door to rear aspect.

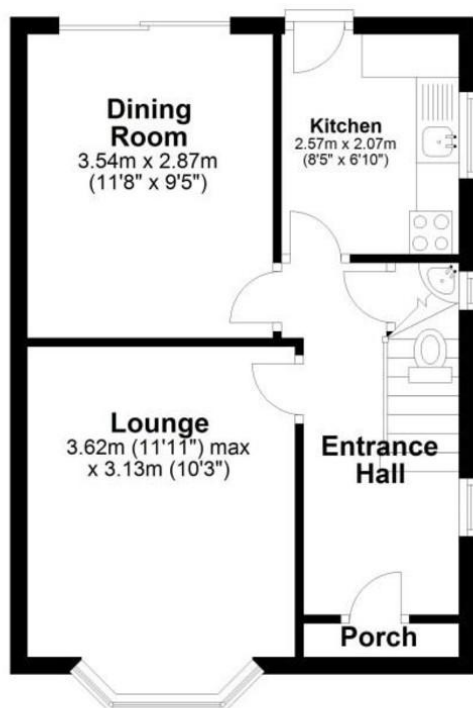


CLOAKROOM

Comprises low level WC, wash hand basin, double glazed window to side aspect.

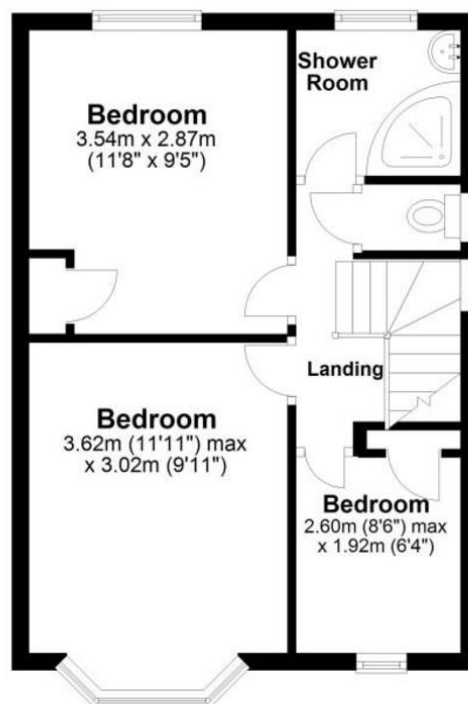
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 73.3 sq. metres (788.8 sq. feet)

STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bedrooms, shower room and cloak room.

BEDROOM 1

13' 11" x 10' (4.24m x 3.05m) Carpeted flooring, double glazed bay window to front aspect, radiator, built in wardrobe.

BEDROOM 2

11' x 9' 11" (3.35m x 3.02m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM 3

7' x 7' (2.13m x 2.13m) Carpeted flooring, double glazed window to front aspect, built in wardrobe.

SHOWER ROOM

7' x 5' (2.13m x 1.52m) Comprising wash hand basin, (shower cubicle off the mains) double glazed window to rear aspect.

CLOAKROOM

Low level WC, double glazed window to side aspect, tiled walls.

OUTSIDE

Pathway leading to front door, front garden laid to lawn with flower borders, side garden with flower borders leading to rear garden with patio area, dwarf brick wall separates patio from lawn area, flower & shrub borders, timber garden shed with work bench, variety of hedging, rear garage with double doors off private drive from Castle Road.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,675.87

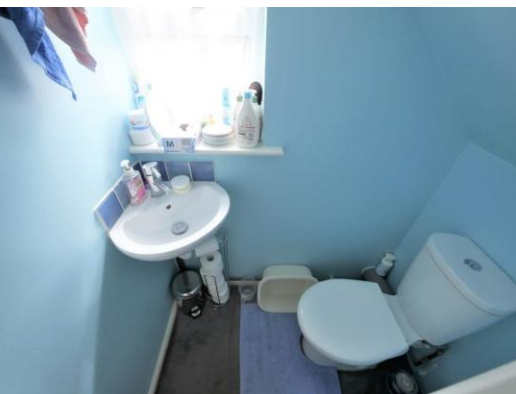
NEAREST SCHOOLS

Whitehouse infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Shrubland Avenue IPSWICH IP1 5EB	Energy rating C	Valid until: 2 May 2033
		Certificate number: 4600-3379-0922-8203-3573



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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