



Shrubland Avenue | Ipswich | IP1 5EA

Price £280,000 Freehold

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estate agents

Shrubland Avenue, Ipswich, IP1 5EA

This delightful double bay semi-detached house located to the North West of Ipswich just off Norwich road within walking distance to local schools, shops and bus service, the property offers garage to the rear with access off Castle road plus off road parking to front.

The accommodation comprises entrance hall, separate sitting room, open plan kitchen/dining, conservatory, stairs to first floor with 3 bedrooms, bathroom and separate cloak room, further benefits include double glazing, gas central heating and well maintained gardens. Early inspection recommended.



ENTRANCE HALL

Double glazed door into entrance hall, carpeted flooring, meter cupboard, stairs to first floor, storage cupboard under stairs, radiator, doors to sitting room and dining room.

SITTING ROOM

11' 11" x 11' (3.63m x 3.35m) Carpeted flooring, double glazed window to front aspect, wooden fireplace surround with coal effect gas fire, radiator.



DINING AREA

11' x 10' (3.35m x 3.05m) Tile effect vinyl flooring, radiator, door to conservatory, opening into kitchen.

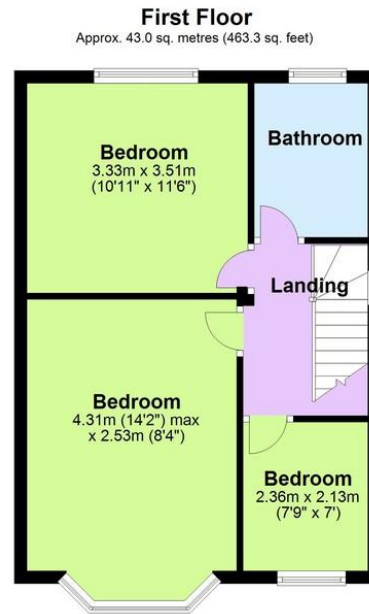
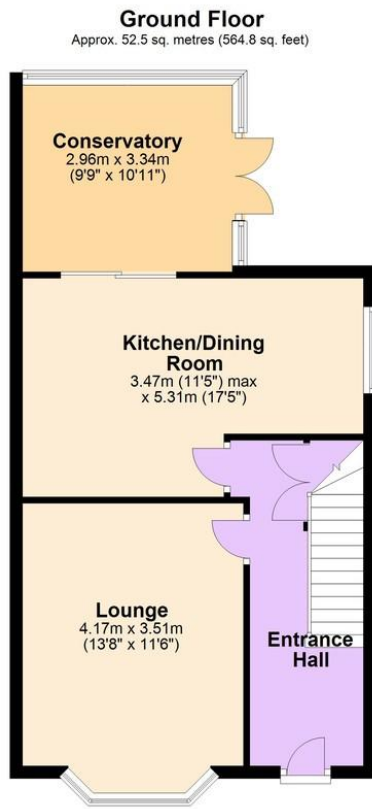
KITCHEN

8' 3" (2.51m) comprising eye level with matching base units with roll edge work tops, inset sink and drainer with mixer tap, plumbing for washing machine, concealed wall mounted Baxi gas boiler, double glazed window to side aspect, vinyl floor covering.

CONSERVATORY

10' x 9' 1" (3.05m x 2.77m) Tile effect vinyl flooring, radiator, double doors to side aspect out to garden.





Total area: approx. 95.5 sq. metres (1028.1 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS

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

BEDROOM 1

12' x 8' (3.66m x 2.44m) Carpeted flooring, sliding 4 door wardrobe, ceiling fan, radiator, double glazed bay window to front aspect.

BEDROOM 2

11' x 10' narrowing to 8' (3.35m x 3.05m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

7' 10" x 6' 11" (2.39m x 2.11m) Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

6' 10" x 5' (2.08m x 1.52m) Comprising wash hand basin with cupboard under, bath with shower over, extractor fan, floor to ceiling tiled walls, heated towel rail, double glazed window to rear aspect, vinyl floor covering.

CLOAK ROOM

Comprising low level WC, vinyl floor covering, floor to ceiling tiled walls, double glazed window to side aspect.

OUTSIDE

Block paved off road parking to front, side pedestrian access to rear garden leading to patio area, lawn, well established flower and shrub borders, timber garden shed, hard standing area behind shed double gates to private driveway off Castle road, detached garage with power & lighting side pedestrian door and double doors leading out to private driveway off Castle Road, rear gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,675.87

NEAREST SCHOOLS

Whitehouse Junior & infant schools, Westborne Academy.

SERVICES

We understand all mains services are connected.

Shrubland Avenue
IPSWICH
IP1 5EA

Energy rating

C

Valid until: 27 February 2027

Certificate number: 2888-9042-7222-5603-3914



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