



Charlton Avenue | Ipswich | IP1 6BH

Price £267,500 Freehold



Charlton Avenue, Ipswich, IP1 6BH

We are pleased to be offering for sale this spacious 3 bedroom extended property located to the North West of Ipswich just off the Crofts development within walking distance to local shops schools and bus service. The property is arranged over 2 floors comprising entrance hall, sitting room, open plan kitchen/dining/family, home office, conservatory, G/F cloakroom, first floor leading to 3 bedrooms and family bathroom, further benefits include double glazing throughout, gas central heating, off road parking for 2 cars, electric car charger point, gardens front & rear. Early inspection recommended.



ENTRANCE HALL

Door into entrance hall, carpeted flooring, double glazed window to side aspect, storage area under stairs, radiator, stairs to first floor, doors to living room, kitchen and cloakroom.

CLOAKROOM

Comprising low level WC & wash hand basin, tiled walls and floor, radiator, double glazed window to front aspect.

SITTING ROOM

14' 2" x 12' 11" (4.32m x 3.94m) Double doors into sitting room, carpeted flooring, double glazed window to front aspect, Electric stone effect wall fire, radiator.



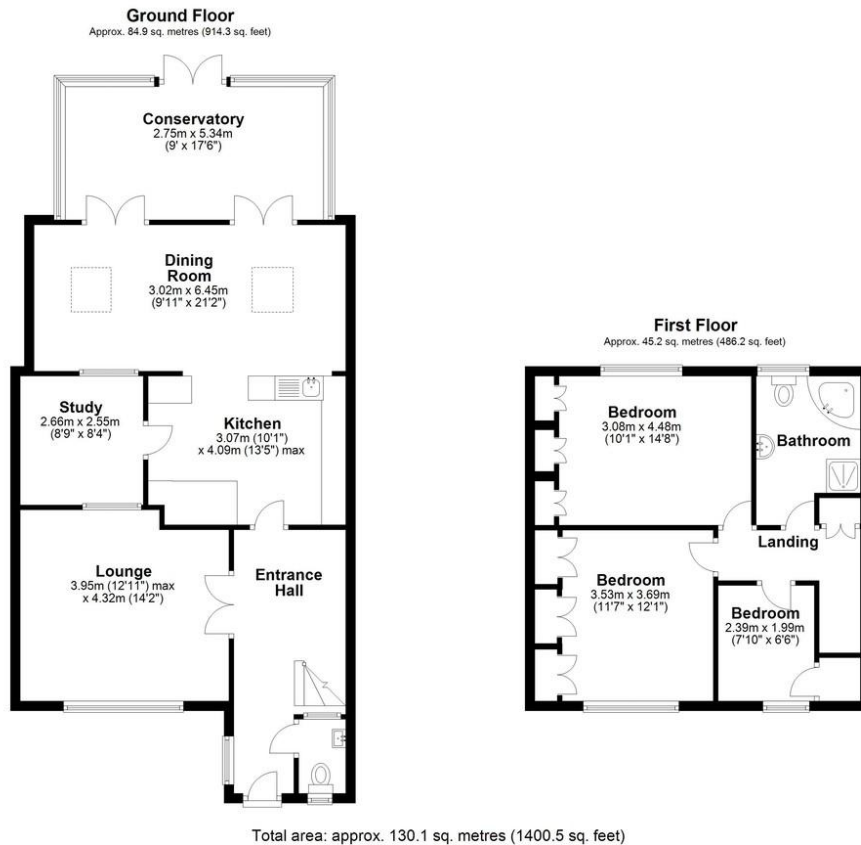
KITCHEN

13' 5" max x 10' 1" max 4.09m x 3.07m) Matching eye level and base units with roll edge work tops 4 ring gas hob with extractor over, eye level oven & grill, shelf for microwave, stainless steel sink & drainer, water softener, plumbing for dish washer, radiator, tiled floor, door to home office, opening to dining/family room.

HOME OFFICE

8' 8" x 8' 8" (2.64m x 2.64m) Glazed door laminate flooring, wall units, double glazed window to side aspect and further window also to side aspect.





DINING/ FAMILY

21' 2" x 9' 11" (6.45m x 3.02m) Dining area has tiled flooring, worktop with plumbing for washing machine under, matching units with kitchen, double doors through to conservatory, family area with carpeted flooring, radiator, double glazed doors through to conservatory 2 Velux sky lights.

CONSERVATORY

17' 6" x 9' (5.33m x 2.74m) Laminate flooring, ceiling fan, wall mounted electric heater, double doors to rear garden.

STAIRS

Carpeted stairs & landing, 2 door airing cupboard housing gas boiler, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

14' 8" x 10' 1" (4.47m x 3.07m) Carpeted flooring, double glazed window to rear aspect, slim line wall radiator, 6 door built in wardrobe.

BEDROOM 2

12' 1" x 11' 7" (3.68m x 3.53m) Carpeted flooring, double glazed window to front aspect, radiator, 6 door built in wardrobe.

BEDROOM 3

7' 10" x 6' 6" (2.39m x 1.98m) Carpeted flooring, double glazed window to front aspect, radiator, storage cupboard over stairs.

BATHROOM

10' 2" max x 7' max (3.1m x 2.13m) Comprising low level WC, wash hand basin, corner bath and separate shower cubicle (off mains) floor to ceiling tiled walls, vinyl floor covering, double glazed window to rear aspect, floor mounted storage cupboards
Chrome heated towel rail.

OUTSIDE

Block paving to front for off road parking for 2 cars, electric charger point, rear garden is laid to lawn, deck area, patio, timber workshop measuring 15'4 x 10'.3 with power & lighting connected, walkway leading to gate for access to front.

COUNCIL

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

NEAREST SCHOOLS

St Pancras catholic primary school, Castle Hill infant & primary school, Westbourne Academy.

Charlton Avenue
IPSWICH
IP1 6BH

Energy rating
C

Valid until: 28 October 2033

Certificate number: 2734-3931-4200-8067-6204

SEVICES

We understand all mains services are connected.



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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