



Clive Avenue, Ipswich, Suffolk, IP1 4LU

O.I.E.O £300,000 Freehold

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Clive Avenue, Ipswich, Suffolk, IP1 4LU

NO ONWARD CHAIN - A great opportunity to purchase this 3 bedroom semi-detached house located on Clive Avenue to the North West of Ipswich within easy walking distance to local schools, shops, bus service and a short stroll to Christchurch park and town centre. The property is arranged over two floors comprising, entrance porch, entry hall, lounge, dining, kitchen, covered rear porch with G/F cloakroom and original coal cupboard, stairs to first floor leading to 3 bedrooms, cloakroom and separate bathroom. Further benefits include double glazed windows throughout, cavity wall insulation, gas central heating, driveway providing off road parking for minimum 2 cars plus attached garage, mature front and rear gardens. The property does require some updating.



ENTRANCE PORCH

UPVC door into entrance porch, quarry tiled floor, part glazed door into entrance hall.

ENTRANCE HALL

Carpeted flooring, stairs to first floor, radiator, storage cupboard under stairs, door to lounge and kitchen.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.63m) Carpeted floor over original parquet flooring, radiator, double glazed bay window to front aspect, original tiled fireplace with open fire, double sliding doors into dining room.



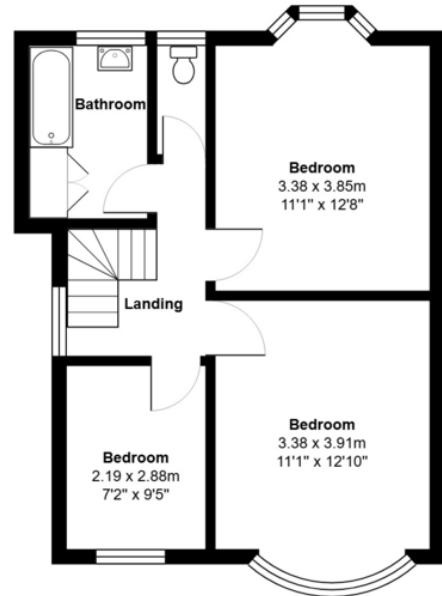
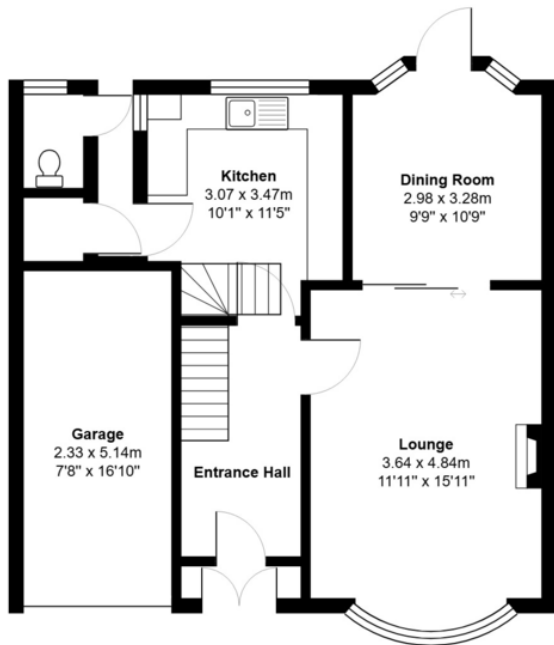
DINING ROOM

9' 8" x 9' 5" (2.95m x 2.87m) Parquet flooring, radiator, serve through hatch to kitchen, double glazed door with side windows to rear aspect.

KITCHEN

10' 1" x 9' 5" (3.07m x 2.87m) Eye level with matching base units, roll edge work tops, stainless steel sink and drainer with hot & cold mixer tap, space for gas cooker, plumbing for washing machine, recess for microwave with storage under, double glazed window to rear aspect, radiator, UPVC door to side aspect to covered lobby.





Total Area: 111.5 m² ... 1200 ft²

COVERED LOBBY

Cloakroom with high level flusher, double glazed window to rear aspect, coal storage cupboard, door into garage.

GARAGE

17' 1" x 7' 8" (5.21m x 2.34m) Power & lighting connected, double doors to front.

STAIRS

Carpeted stairs & landing, double glazed window to side aspect, loft hatch, doors to bedrooms, cloakroom & bathroom.

BEDROOM 1

12' 8" x 11' (3.86m x 3.35m) Carpeted flooring, radiator, double glazed bay window to front aspect, built in wardrobe.

BEDROOM 2

12' 6" x 11' (3.81m x 3.35m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

9' 5" x 7' 2" (2.87m x 2.18m) Carpeted flooring, radiator, double glazed window to front aspect.

CLOAKROOM

Low level WC, vinyl floor covering, double glazed window to rear aspect.

BATHROOM

Comprising hand basin and bath, vinyl floor covering, half tiled walls, chrome heated towel rail, radiator, airing cupboard housing hot water cylinder.

OUTSIDE

Driveway over grass verge with one parking space plus another parking space on driveway leading to attached garage, front lawn with flower & shrub borders, side gate leading to rear gardens, original coal bunker, rear garden is mainly laid to lawn mature flower & shrub borders, hedging and tree.

The rear garden is South Westerly facing with plenty of sunshine in the rear garden.

COUNCIL

Ipswich Council
Council Tax Band (C) £2,003.60

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Dale Hall CP school, Ormiston Endeavour Academy.

Consumer Protection Regulations 2008

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Clive Avenue IPSWICH IP1 4LU	Energy rating E	Valid until: 23 June 2034
		Certificate number: 5915-4144-4002-0028-9408



**VIEWING STRICTLY BY APPOINTMENT
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01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.