



Clive Avenue, Ipswich, IP1 4LU

Price £350,000 Freehold

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An Ideal opportunity to purchase this 3 - 4 bedroom flexible semi-detached family home located to the North of Ipswich on Clive Avenue close to local shops, school, bus service and within walking distance to Christchurch park and town centre. The property does require updating and refurbishment with the potential to extend subject to the necessary consents. It is arranged over two floors comprising entrance hall, bedroom 4/snug, lounge, dining, kitchen, outhouse/utility, g/f cloakroom, first floor leading to 3 further bedrooms and family shower room. The garage extends to the length of the property which reduces in size at the far end, there is gas central heating, an assortment of UPVC and Aluminium double glazed windows, off road parking for 3 cars and enclosed rear garden. EARLY INSPECTION RECOMMENDED.

ENTRANCE HALL

Door into entrance hall, carpeted flooring, stairs to first floor, storage cupboard under stairs, doors to lounge, kitchen & bedroom 4/snug room.

SNUG/ 4TH BEDROOM

14' 10" x 7' 8" (4.52m x 2.34m) Carpeted flooring, built in wardrobe, double glazed window to front aspect, radiator.

LOUNGE

15' 7" x 11' 11" (4.75m x 3.63m) Carpeted flooring, tiled open fire place, double glazed bay window to front aspect, 2 radiators, opening through to dining.

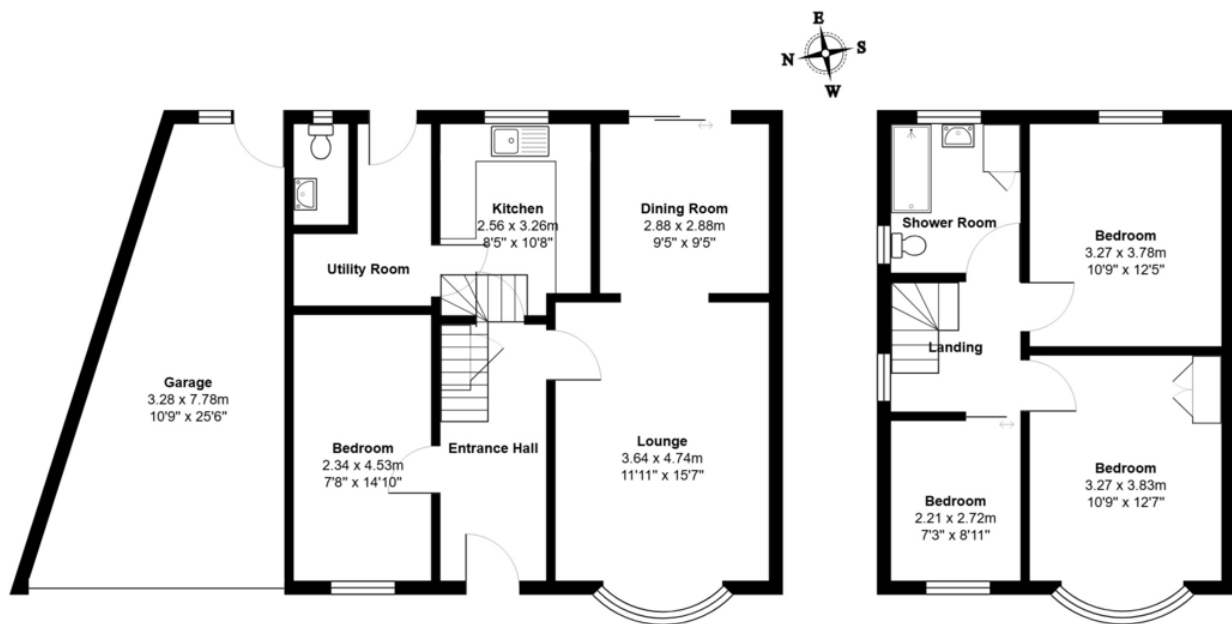
DINING ROOM

9' 5" x 9' 5" (2.87m x 2.87m) Carpeted flooring, radiator, double glazed patio doors to rear garden, serve hatch through to kitchen.

KITCHEN

10' 8" x 8' 5" (3.25m x 2.57m) Matching base units with roll edge work tops, stainless steel inset sink with separate drainer hot & cold mixer tap, double glazed window to rear aspect, vinyl floor covering, window to side aspect into outhouse/utility, electric cooker point, door through to covered outhouse/utility.





Total Area: 133.7 m² ... 1439 ft²

UTILITY ROOM

10' 5" max x 7' 8" max (3.18m x 2.34m) L shaped, wall mounted Baxi boiler, double glazed door to rear garden, door to cloakroom with low level WC, vinyl floor covering, double glazed window to rear aspect.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect, doors to bedrooms and bathroom.

BEDROOM 1

12' 7" x 10' 9" (3.84m x 3.28m) Carpeted flooring, radiator, 2 door built in wardrobe shelved, double glazed window to front aspect.

BEDROOM 2

12' 5" x 10' 9" (3.78m x 3.28m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

8' 11" x 7' 3" (2.72m x 2.21m) Carpeted flooring, double glazed window to front aspect, radiator.

SHOWER ROOM

8' 5" max x 7' 1" max (2.57m x 2.16m) Comprising low level WC, wash hand basin with storage under, shower cubicle, chrome heated towel rail, vinyl floor covering,

double glazed window to side & rear aspect, convector wall heater, loft hatch, linen cupboard with radiator.

GARAGE

25' 6" x 10' 9" narrows to 6' 8" (7.77m x 3.28m) Up and over roller door, power and lighting connected narrow at far end of garage, plumbing for washing machine, rear pedestrian door into back garden.

OUTSIDE

Off road parking for 3 cars, front lawn flower borders, side pedestrian excess leading to rear garden which is laid to lawn, flower & shrub borders, a variety of trees, hawthorn hedge concealing rear part of garden which is laid to lawn all enclosed by fencing.

COUNCIL

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

NEAREST SCHOOLS

Dale Hall CP School, Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Clive Avenue IPSWICH IP1 4LU	Energy rating C	Valid until: 21 October 2034
		Certificate number: 5210-4194-4002-0020-9392



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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