



Mornington Avenue, Ipswich, IP1 4LA

O.I.E.O £200,000 Freehold

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NO ONWARD CHAIN - An ideal opportunity to secure this double bay semi-detached house in need of updating. The property is located to the North West of Ipswich just off Norwich Road within walking distance to local shops schools and bus service. Arranged over two floors the property comprises enclosed porch, entrance hall, lounge & dining rooms, kitchen , G/F cloakroom, stairs to first floor leading to 3 good size bedrooms and family bathroom, further benefits include off road parking to front, gas central heating, double glazed windows throughout, established rear garden. EARLY INSPECTION RECOMMENDED.



ENTRANCE PORCH

Composite door into entrance hall, tiled flooring.

ENTRANCE HALL

Carpeted flooring, stairs to first floor, storage cupboards under stairs, door into dining room and kitchen.

DINING ROOM

13' 8" x 10' 5" (4.17m x 3.18m) Exposed floor boards, radiator, double glazed French door to rear aspect, glass storage built in storage cabinets between dining & lounge, walk through to lounge.



LOUNGE

13' 1" x 12' 2" (3.99m x 3.71m) Exposed floor boards, double glazed bay window to front aspect, radiator, feature brick chimney breast with fire place.

KITCHEN

10' 1" x 7' 4" (3.07m x 2.24m) Wall & base units with work tops, 2 ring gas hob, inset enamel sink with hot & cold mixer tap, plumbing for washing machine, vinyl floor covering, radiator, door way rear lobby area.

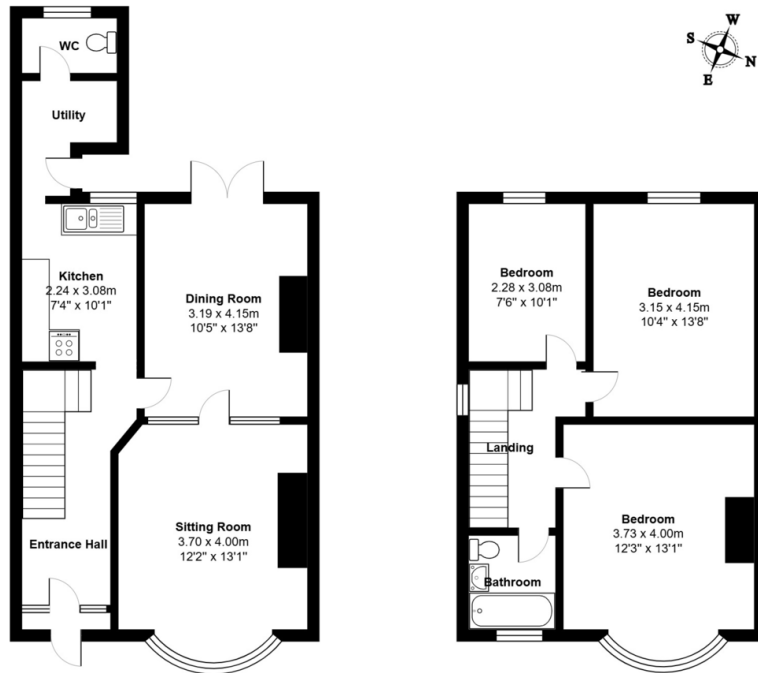
REAR LOBBY

Carpeted flooring, double glazed door to side aspect, door through to Cloakroom.

CLOAKROOM

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





Total Area: 100.5 m² ... 1082 ft²

STAIRS

Carpeted stairs & landing, double glazed window to side aspect at top of stairwell, storage cupboard doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m) Exposed floor boards, double glazed bay window to front aspect, radiator.

BEDROOM 2

13' 8" x 10' 4" (4.17m x 3.15m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

10' 1" x 7' 6" (3.07m x 2.29m) Exposed floor boards, double glazed window to rear aspect, radiator, wall mounted Baxi combination boiler, loft hatch.

BATHROOM

Comprises low level WC, wash hand basin with storage cupboard under, bath with mixer shower attachment, double glazed window to front aspect, chrome heated towel rail.

OUTSIDE

Off road parking to front side passageway leading to gate at the rear of the garden leading to fenced off storage area, further gate into garden with flower & shrub borders, palm tree, wooden workshop, steps up to rear deck area accessed via rear lobby & dining room.

COUNCIL

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

NEAREST SCHOOLS

Springfield infant and primary schools, Westbourne 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.

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Mornington Avenue IPSWICH IP1 4LA	Energy rating D	Valid until: 30 October 2034
		Certificate number: 2160-3800-2040-5190-9975



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

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