



Foden Avenue, Ipswich, IP1 5PL

O.I.E.O £200,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

Foden Avenue, Ipswich, IP1 5PL

NO ONWARD CHAIN - An ideal opportunity to purchase this 2 bedroom end of terraced property located to the West of Ipswich with easy access to A12/14 trunk roads, walking distance to local shops schools and bus service. The property is arranged over two floors comprising entrance hall, lounge/dining, kitchen, stairs to first floor leading to two double bedrooms and family bathroom, further benefits include double glazed windows and doors, gas central heating, gardens front & rear, allocated off road parking for 2 cars. Ideal for FTB or INVESTMENT.

ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, stairs to first floor, doors to lounge/dining and kitchen.

LOUNGE/ DINER

16' 7" x 12' 3" (5.05m x 3.73m) Carpeted flooring, 2 radiators, storage cupboard under stairs, double glazed patio doors to rear garden.

KITCHEN

9' 11" x 5' 10" (3.02m x 1.78m) Comprising eye level and base units with roll edge work tops, 4 ring gas hob with extractor over, electric oven, stainless steel sink with hot & cold mixer tap, plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to front aspect, wall mounted Baxi gas boiler, tiled floor.

STAIRS

Carpeted stairs and landing, loft hatch, double glazed window top of stairwell, doors to bedrooms and bathroom.

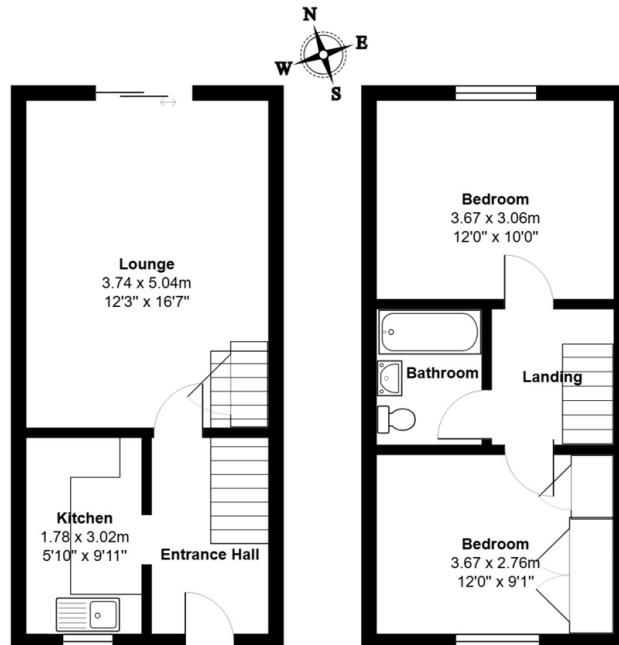
BEDROOM 1

12' x 10' (3.66m x 3.05m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 2

12' x 9' 1" (3.66m x 2.77m) Carpeted flooring, radiator, double glazed window to front aspect, airing cupboard housing hot water cylinder, 2 door walk in wardrobe.





Total Area: 60.9 m² ... 656 ft²

BATHROOM

6' 11" max x 5' 6" max (2.11m x 1.68m) Comprising low level WC wash hand basin and bath with electric shower over, extractor fan, radiator, vinyl floor covering.

OUTSIDE

Lawned front garden, path leading to front door, shared passage providing access through to side gate into rear garden which is mainly laid to lawn, timber garden shed, garden all enclosed by fencing.

ALLOCATED PARKING

Walled allocated parking for 2 cars.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Whitehouse CP infant & junior schools, Westbourne Academy.

SERVICES

We understand that 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.

Foden Avenue IPSWICH IP1 5PL	Energy rating D	Valid until: 7 October 2034
		Certificate number: 2101-2441-3024-3161-1816



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

01473 289333
www.your-ipswich.co.uk

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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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