



ENUE

Connells

Collingwood Avenue
Ipswich



Property Description

Connells are pleased to bring to market this three bedroom property being sold with no onward chain located to the east of Ipswich. The property could be a perfect first time or buy to let purchase opportunity and has potential to be modernised and improved. The spacious property comprises of a living room, dining room, kitchen, three good sized bedrooms, bathroom, separate w/c, large rear garden and off road parking to front.

Located in a vibrant area, you are within walking distance of Ipswich's town centre, close by to a variety of shops, cafes, parks, and schools. For commuters, there are excellent transport links with direct trains to London Liverpool Street and other key destinations from Ipswich mainline train station, as well as plenty of nearby bus routes providing easy access to the surrounding areas.

Entrance Hall

Accessed via entrance door, window to front with further window, cupboard and radiator.

Living Room

Window to rear and radiator.

Dining Room

Window to front and radiator.

Kitchen

Window to rear and the kitchen comprises of a selection of wall and base level units, door to rear, stainless steel sink inset into work services, cooker point, space for fridge freezer and radiator.

First Floor Accommodation

Window to front, cupboard housing boiler and loft access.

Bedroom One

Window to front, radiator and fitted wardrobe.

Bedroom Two

Window to front and radiator.

Bedroom Three

Window to rear and radiator.

Bathroom

Window to rear, panel bath and pedestal wash hand basin.

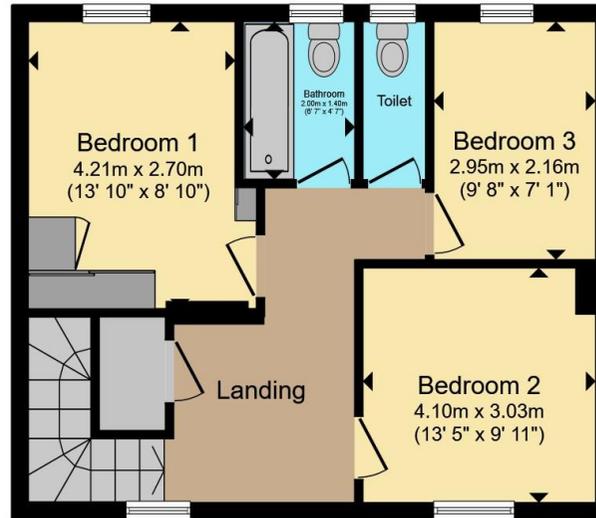
Separate W/C

Window to rear and low-level w/c.

Outside

The front of the property is laid to shingle which offers off-road parking and has a path leading to the entrance door. The rear garden has a patio area, a large area of lawn, outside shed and fencing to boundaries.





Ground Floor

First Floor

Total floor area 88.6 m² (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH312977



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312977 - 0003