

35 Kings Avenue, Ipswich, Suffolk, IP4 1NT



3 bedrooms
2 reception rooms
Bathroom and shower room

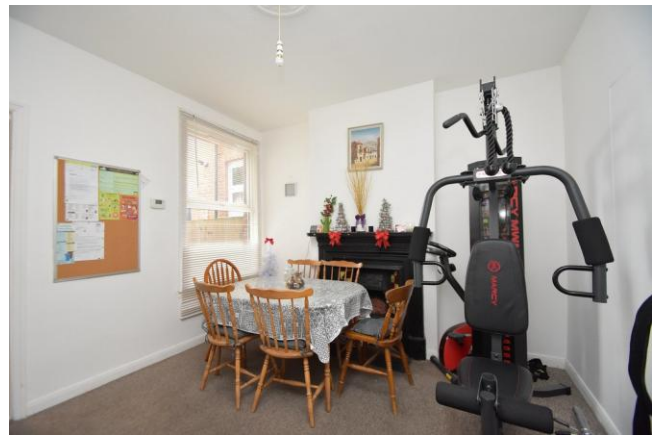
Freehold

Guide Price

£200,000

Subject to contract

No onward chain



Situated on the east of Ipswich overlooking Alexandra Park and within close proximity to the town centre and Waterfront is this 3 bedroom terraced house.

Some details

General information

Situated on the eastern side of Ipswich overlooking Alexandra Park is this Victorian three bedroom terrace house. The property is within close proximity to the town centre and Waterfront, is offered with no onward chain and has gas central heating, double glazing and garden. It has been used as an HMO providing four rentable rooms, sitting room, kitchen, shower room and bathroom.

The reception hall has stairs to the first floor and doors off to the sitting room with window to the front. Adjacent is the dining room with window to the rear and door to the kitchen. The kitchen has a range of base and eye-level units, work surfaces, sink and space for appliances. There is door to the rear into a lobby which has a door into a shower room with basin and shower, separate WC and door to the garden.

The landing has access to three bedrooms, with the main bedroom spanning the width of the front of the property with doors onto the veranda. In addition there is also a first floor bathroom which has bath, basin and WC.

Reception hall

Sitting room

13' 7" x 10' 7" (4.14m x 3.23m)

Dining room

10' 10" x 10' 9" (3.3m x 3.28m)

Kitchen

10' 5" x 9' 3" (3.18m x 2.82m)

Rear lobby

Shower room

6' 1" x 5' 5" (1.85m x 1.65m)

WC

5' 7" x 2' 8" (1.7m x 0.81m)

Landing

Bedroom one

14' x 11' (4.27m x 3.35m)

Bedroom two

11' 2" x 8' 4" (3.4m x 2.54m)

Bedroom three

9' 4" x 8' 6" (2.84m x 2.59m)

Bathroom

6' 4" x 4' 10" (1.93m x 1.47m)

The outside

The front of the property is retained by a low level brick wall with path to front door.

The rear garden is enclosed by wooden fencing with various mature borders and shrubs.

Where?

Kings Avenue is situated on the eastern side of Ipswich with views across Alexandra Park. The property is within easy access to the town centre, university and college. A short distance further south is Ipswich Waterfront providing a fantastic range of bars, restaurants and amenities.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Directions

Proceed in an easterly direction along St. Margaret's Street joining Woodbridge Road. Continue up the hill in the right hand lane and turn right into Argyle Street. At the bottom turn left into St. Helen's Street and at the traffic lights turn right into Grove Lane and take the second turning on the right into Kings Avenue where the property can be found on the right hand side, identified by a Fenn Wright board opposite the park.

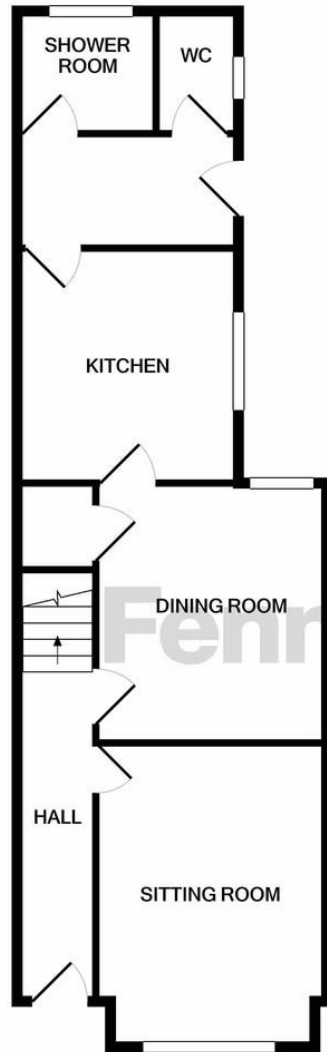
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

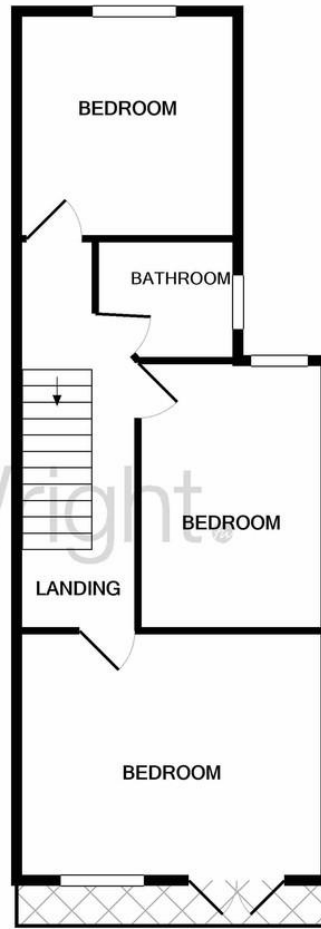
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Viewing

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Particulars for 35 Kings Avenue, Ipswich, Suffolk, IP4 1NT

