



Palmer & Partners

Chelsworth Avenue, Ipswich, Suffolk, IP4 3BD

Offers in excess of: £450,000

This imposing three bedroom detached house, is located to the North East of Ipswich, in one of the most sought-after areas and within walking distance to Christchurch Park. This wonderful property occupies a good size plot and comes with an established rear garden in excess of 100ft (subject to survey) off-road parking and detached garage. This home will require some updating but offers huge potential to develop and improve and is being sold with no onward chain.

As agents, we recommend the earliest possible



To arrange a viewing please call the Ipswich office
on **01473 211705**

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Accommodation Summary:

- • Three Bedroom Detached House
- • First Floor Bathroom
- • Off-Road Parking
- • Detached Garage
- • Generous Sized Accommodation Throughout
- • North East Location
- • Large Rear Garden
- • Two Reception Rooms

Description:





Rooms:

Outside- Front This property occupies a good size plot with driveway providing off-road parking, laid to lawn area with flowerbed borders, access to the garage, side gate providing access to the rear garden, storm porch and entrance door through to;

Entrance Hall Stairs up to the first floor, window to the side aspect, storage heater, coat cupboard and additional storage cupboard, and doors to the ground floor accommodation.

Lounge 13.7ft x 12.7ft. Bay window to the front aspect, feature fire place and storage heater.

Dining Room 12.7ft x 10.0ft. Door and window to the rear aspect and storage heater.

Kitchen 8.5ft x 7.0ft. Fitted with a range of eye and base level units, inset sink and drainer, space for oven and space and plumbing for washing machine, walk-in pantry, window to the rear aspect, door opening out to the rear garden and storage heater.

First Floor Landing Loft access, airing cup, and large feature window to the side aspect.

Bedroom One 13.7ft x 12.7ft. Box bay window to front aspect, electric heater and further window to the side aspect.

Bedroom Two 12.7ft 9.9ft. Windows to the side and rear aspects electric heater.

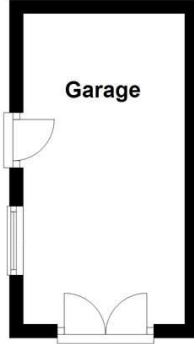
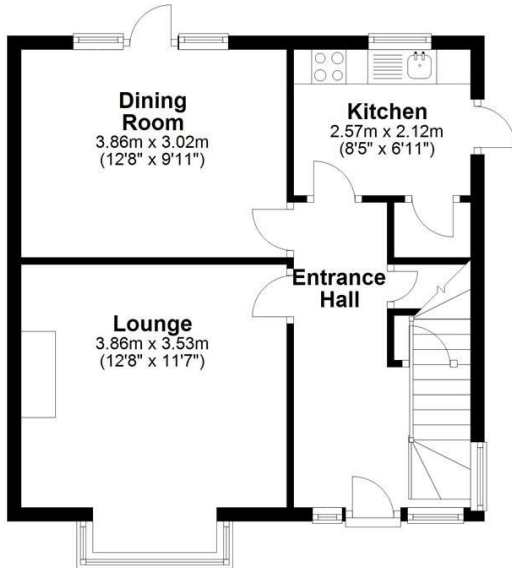
Bedroom Three 8.5ft Max x 7.0ft Max. Window to the front aspect, storage cupboard and electric heater.

Cloakroom Low-level WC and obscure window to the side aspect.

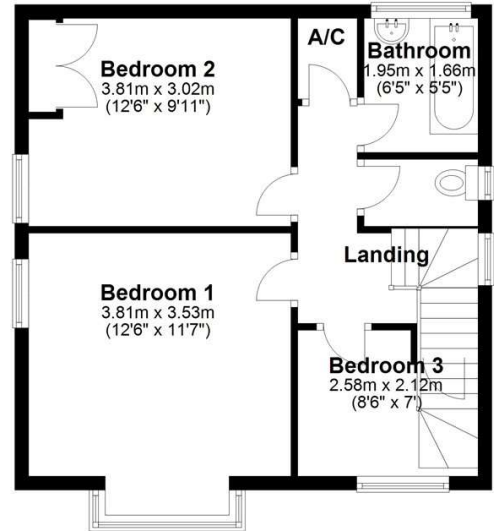
Bathroom A two piece suite comprising panel enclosed bath with hand wash basin, part tiled walls, heated towel rail and window to the rear aspect. .

Outside - Rear The beautiful, well established rear garden is approximately 100ft (subject to survey) and extensively laid to lawn with flowerbed, shrubs and hedge borders, out house and side gate access.

Ground Floor



First Floor



Directions:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:

Tenure: To be advised