

Kings Avenue, Ipswich, Suffolk, IP4 1NT

Offers in excess of: £240,000

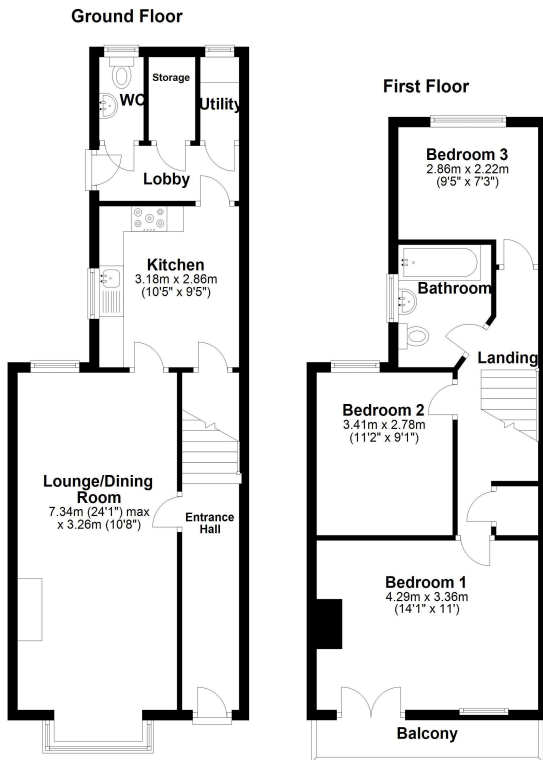


- Opposite Alexandra Park
- Copleston School Catchment (STA)
- Mid Terrace House
- Three Bedrooms
- Master Bedroom with Balcony
- 24ft Dual Aspect Lounge / Diner

This nicely presented three bedroom mid terrace house is situated towards the desirable east side of Ipswich opposite Alexandra Park, just a few minutes from the walk into the town centre and waterfront, and falls within the Copleston School catchment (subject to availability). This lovely family home is full of character features throughout and the accommodation comprises entrance hall, 24ft dual aspect lounge / dining room, kitchen, ground floor cloakroom, utility room, first floor landing, three bedrooms, and family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University Suffolk.

Council tax band: B



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	