

Wareham Avenue, Ipswich, Suffolk, IP3 8QD

Asking Price: £350,000



- No Onward Chain
- Extended Semi-Detached House
- Three Double Bedrooms
- 30ft Lounge / Dining Room
- Fully Integrated Kitchen
- Stunning South-Facing Rear Garden
- Off-Road Parking for Two Cars
- Double Glazing & Gas Central Heating

This nicely presented and extended three bedroom semi-detached house, situated towards the desirable east side of Ipswich and falling within the Copleston School catchment (subject to availability), is being sold with no onward chain. This beautiful family home offers spacious accommodation and benefits from a stunning south-facing rear garden which is a particular selling feature, integral garage, block-paved driveway providing off-road parking for two cars, double glazing, and gas central heating.

There is the opportunity to extend above the garage to create a fourth bedroom and en-suite, or to do a loft conversion to create the same (subject to planning permission). As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises front porch, entrance hall, fully integrated kitchen / breakfast room, separate utility room, ground floor cloakroom, 30ft open plan lounge / dining room, spacious conservatory, first floor landing, three double bedrooms, and a style refitted shower room.



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 of Suffolk.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	