

## **Mornington Avenue, Ipswich, Suffolk, IP1 4LA**

**Offers In Excess Of: £250,000**



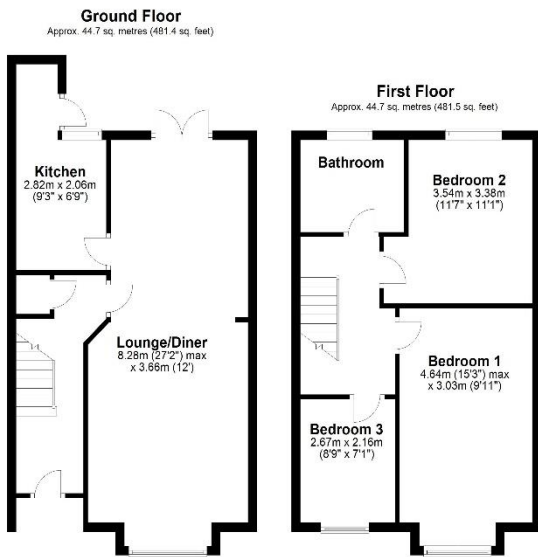
- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- 27ft Dual Aspect Lounge/Diner
- First Floor Bathroom
- Large Rear Garden with Brick-Built Utility

This nicely presented three bedroom semi-detached house, situated towards the west side of Ipswich and ideally located for access to the town centre and A14 commuter trunk road, is being sold with no onward chain and comes with a good size rear garden with brick-built utility room. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 27ft dual aspect lounge / dining room, kitchen, first floor landing, family bathroom, and three bedrooms.



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



Total area: approx. 89.5 sq. metres (962.9 sq. feet)

**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		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	