



Shamrock Avenue | Ipswich | IP2 0NN

O.I.E.O £205,000 Freehold

 **your ipswich**
estate agents

Shamrock Avenue, Ipswich, IP2 0NN

NO ONWARD CHAIN for this 3 bedroom semi-detached family home located to the South-West of Ipswich within walking distance to local shops, schools and bus service. The property is arranged over two floors comprising entry hall, lounge, kitchen/breakfast, G/F bathroom, stairs to first floor leading to 3 bedrooms. The property is double glazed throughout and gas centrally heated, brick built outhouse for storage, South facing rear garden providing plenty of sunshine for well stocked Japanese/Mediterranean gardens. An ideal opportunity for FTB.



ENTRANCE HALL

Door into entrance hall, carpeted flooring, stairs to first floor, radiator, doors to lounge, kitchen/breakfast and bathroom.

LOUNGE

15' 4" x 10' 11" (4.67m x 3.33m) Carpeted flooring, double glazed window to rear aspect, radiator, storage cupboard under stairs with double glazed window to front aspect.



KITCHEN/BREAKFAST ROOM

12' 4" x 9' 1" (3.76m x 2.77m) Matching eye level and base units with roll edge work tops, space for electric cooker with extractor over, stainless steel sink and drainer water filter for drinking, plumbing for washing machine, space for fridge/freezer, radiator, double glazed windows to side and rear aspect, double glazed door to side aspect.

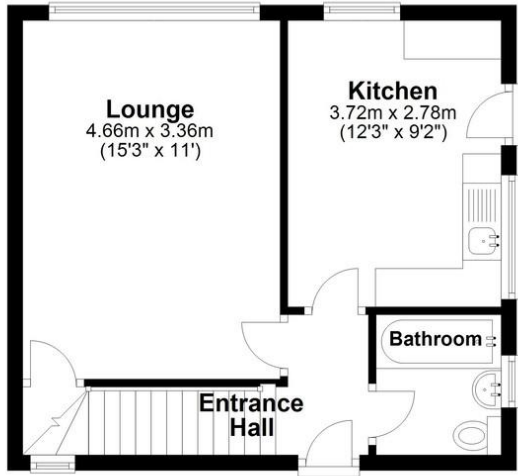
BATHROOM

6' x 5' 3" (1.83m x 1.6m) Comprising low level WC, wash hand basin and bath with electric shower over, radiator, double glazed windows to front and side aspect, vinyl floor tiles.



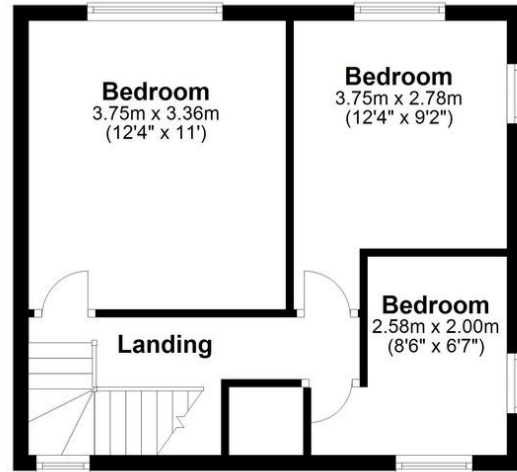
Ground Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 70.4 sq. metres (758.1 sq. feet)

STAIRS

Carpeted stairs & landing, double glazed window at bottom and top of stairwell, doors to bedrooms.

BEDROOM 1

12' 4" x 11' (3.76m x 3.35m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 2

10' x 9' 2" (3.05m x 2.79m) Carpeted flooring, double glazed window to rear and side aspect loft hatch, radiator.

BEDROOM 3

8' 5" x 6' 2" (2.57m x 1.88m) Carpeted flooring, radiator, double glazed windows to front and side aspect, airing cupboard housing Gas combi boiler.

OUTSIDE

Path leading to front door, front lawn, variety of shrubs with hedging to front, side gate leading to covered area. Brick built outhouse measuring 8' x 6' fish pond, South facing rear garden is mainly laid out

with bamboos variety of foliage in Japanese style and Mediterranean style bushes & trees, play house and 2 timber sheds, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,610.63

NEAREST SCHOOLS

The Oaks Primary school. Chantry Academy.

SERVICES

We understand all mains services are connected.

Shamrock Avenue
IPSWICH
IP2 0NN

Energy rating

C

Valid until: 4 October 2033

Certificate number: 9340-2857-6300-2707-4085



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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