



Cheltenham Avenue, Ipswich, IP1 4LN

Guide Price £335,000 Freehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Cheltenham Avenue, Ipswich, IP1 4LN

## SUMMARY

An excellent opportunity to purchase this generously proportioned three bedroom semi-detached family home, with larger South facing garden, ample parking and garage, located within the prime and highly sought Cheltenham Avenue to the desirable North-Western fringe of Ipswich. The comfortable accommodation benefits from many recent improvements and briefly comprises; enclosed porch, entrance hall, sitting and dining room, contemporary fitted kitchen, lobby, contemporary shower room and lean-to garden room on the ground floor, with landing, three bedrooms and contemporary bathroom on the first floor. To the front there is an abundance of parking on a shingle driveway and access to an attached garage, whilst to the rear there is a larger South facing stepped garden with entertainment patio and children's timber play arena. Further benefits include predominant double glazing, gas fired central heating via a modern boiler, and a predominantly boarded loft space. Viewing is highly advised.

## DOUBLE GLAZED PATIO STYLE DOOR TO

### ENCLOSED PORCH

Tiled threshold, light, door to entrance hall.

### ENTRANCE HALL

Radiator, under stairs recess, stairs rising to first floor, doors to.

### SITTING & DINING ROOM

13' 6" max. reducing to 9' 6" x 22' 10" max. reducing to 13' 11" approx. (4.11m x 6.96m) Sitting Area 13' 6" x 13' 11" approx. Dining Area 9' 6" x 8' 11" approx.

Double glazed window to front, two radiators, shelved alcove, Virgin broadband point, double glazed patio style door opening to lean-to garden room.

### LEAN-TO GARDEN ROOM

10' 1" x 7' 4" approx. (3.07m x 2.24m) Double glazed aluminium frame, light, door opening to garden (does not lock).

### KITCHEN

10' 5" x 8' 11" approx. (3.18m x 2.72m) Double glazed window to rear, radiator, contemporary matt grey range of base and eye level cupboard and drawer fitted units with matching larder cupboard, wood effect rolled edge work surfaces, inset stainless steel sink drainer unit with mixer tap, Metro style tiled splash-backs, stone effect Karndean luxury vinyl tile flooring, under-counter space for dish-washer, space for gas or electric cooker, door to side lobby.

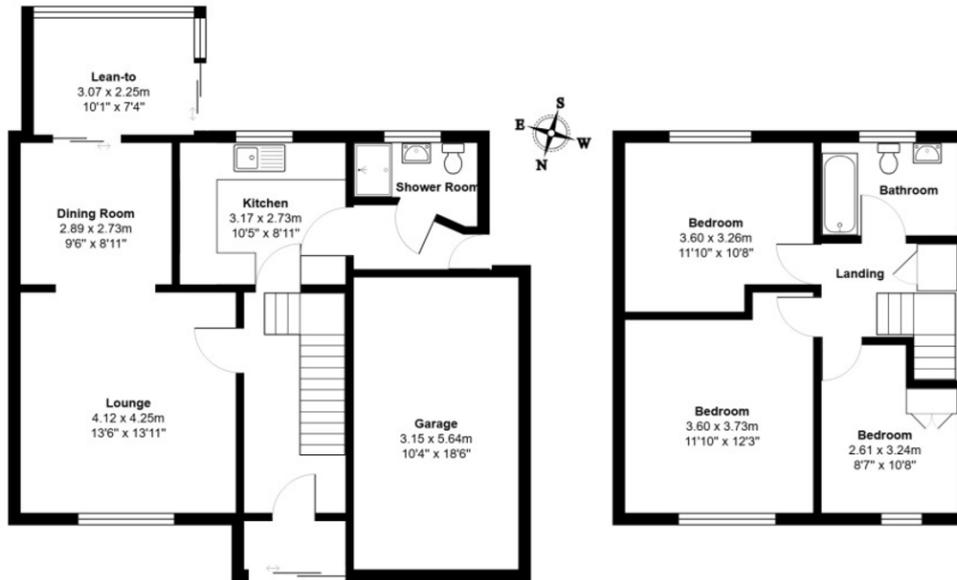
### SIDE LOBBY

Door to side opening to outside, internal access door to garage, door to shower room, stone effect Karndean luxury vinyl tile flooring.

### SHOWER ROOM

Obscure double glazed window to rear, chrome heated towel rail, contemporary suite consisting of a double shower cubicle with thermostatic fixed head shower and separate rinser, mounted hand-wash basin with mixer tap and cupboard under and low level WC, stone effect fully tiled walls, wood effect flooring, extractor.





Total Area: 124.7 m<sup>2</sup> ... 1343 ft<sup>2</sup>

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Double glazed window to side, loft access hatch with pull down ladder to predominantly boarded loft space with light, doors to.

#### BEDROOM ONE

11' 10" x 12' 3" approx. (3.61m x 3.73m) Double glazed window to front, radiator.

#### BEDROOM TWO

11' 10" x 10' 8" approx. (3.61m x 3.25m) Double glazed window to rear, radiator.

#### BEDROOM THREE

8' 7" x 10' 8" approx. (2.62m x 3.25m) Double glazed window to front, radiator, built-in cupboard.

#### BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, low level WC, contemporary suite consisting of a panel bath with mixer tap and thermostatic fixed head shower and separate rinser over, mounted hand-wash basin with mixer tap and cupboard under, suspended wall mounted fitted cupboard units, stone effect fully tiled walls, stone effect Karndean luxury vinyl tile flooring, wall mounted back-lit mirror, extractor.

#### OUTSIDE

To the front there is an abundance of parking on a shingle driveway and access to an attached garage with up and over entry door, mains power and lighting, housing a modern wall mounted gas fired boiler and with plumbing for a washing machine and tumble dryer. Side pedestrian access to the rear reveals a larger, established South facing garden stepped over three levels and approaching approximately 100ft in length, with walled entertainment patio, and substantial children's timber play arena.

#### GARAGE

10' 4" x 18' 6" approx. (3.15m x 5.64m) Attached garage with up and over entry door opened from inside only as no key for outside, mains power and lighting, housing a modern wall mounted gas fired boiler and with plumbing for a washing machine and tumble dryer. Internally accessed from the lobby.

#### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,098.48 (2025-2026).

#### NEAREST SCHOOLS

Dale Hall primary, Westbourne Academy, Ormiston, Northgate and Ipswich Independent School all under 2 miles.

#### DIRECTIONS

Leaving Ipswich town centre, head north-west on St Matthew's Street/A1156, continue on Berners St, take Anglesea Rd to Valley Road/A1214, at the roundabout, take the 3rd exit onto Berners Street, turn left onto Anglesea Road, turn right onto Graham Road, turn left onto Graham Avenue, turn right onto Valley Road/A1214, turn left onto Dale Hall Lane, turn left onto Cotswold Avenue, turn right onto Cheltenham Avenue, turn left at the bottom of Cheltenham Avenue and follow Cheltenham Avenue, the property is found on the left.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

**CONSUMER PROTECTION REGULATIONS 2008**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Cheltenham Avenue IPSWICH IP1 4LN	Energy rating <b>C</b>	Valid until:	5 March 2035
		Certificate number:	4617-3125-4002-0007-9506
Property type		Semi-detached house	
Total floor area		96 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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