



Tuddenham Avenue, Ipswich, IP4 2HG

Guide Price £275,000 Freehold

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

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SUMMARY

CHAIN FREE - A improvable, three bedroom semi-detached family home of good proportions located in the sought after North East of Ipswich, convenient to St Margaret's primary and Northgate secondary schools, the town centre and waterfront. The accommodation comprises; enclosed porch, entrance hall, sitting and dining room, and fitted kitchen on the ground floor with landing, three comfortable bedrooms, family bathroom and separate WC (which could be reconfigured to create an incorporated three/four piece suite), on the first floor. To the outside front there is driveway off-road parking, access to a detached garage and area laid to lawn, whilst to the rear there is an established Westerly facing two tier enclosed garden, mainly laid to mature lawn with patio and shed. Further benefits include predominant double glazing, gas central heating via a modern boiler, and extended garage which could be remodelled to gain additional accommodation (subject to gaining any required permissions). Early viewing is highly recommended.

FRONT DOOR TO

ENCLOSED PORCH

Door to entrance hall.

ENTRANCE HALL

Radiator, under stairs cupboard, stairs rising to first floor, laminate wood flooring, doors to.

DINING ROOM

10' 4" x 11' 1" approx. (3.15m x 3.38m) Double glazed window to rear, radiator, sliding doors opening to sitting room.

SITTING ROOM

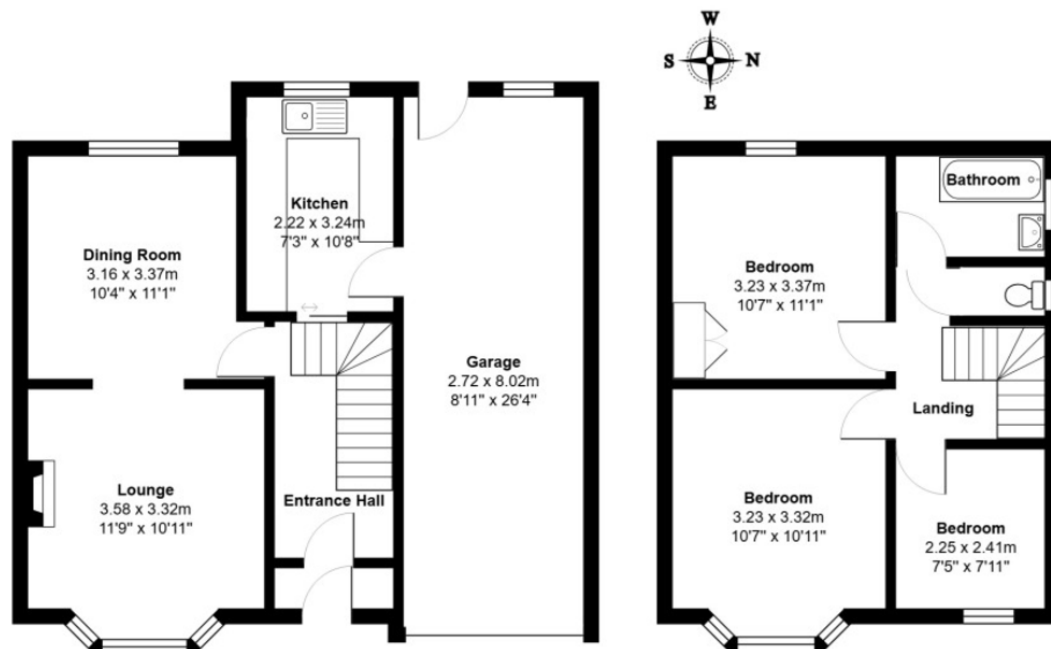
11' 9" x 10' 11" approx. (3.58m x 3.33m) Double glazed bay window to front, radiator, television point, Sky broadband.

KITCHEN

7' 3" x 10' 8" approx. (2.21m x 3.25m) Double glazed bay window to rear, radiator, base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, built-in electric oven and grill, inset electric hob, under counter spaces for fridge and washing machine, tile effect flooring, side door to garage.

STAIRS RISING TO FIRST FLOOR





Total Area: 103.1 m² ... 1109 ft²

LANDING

Double glazed window to side, loft hatch access to loft space housing modern wall mounted gas fired boiler, laminate wood flooring, doors to.

BEDROOM ONE

10' 7" x 10' 11" approx. (3.23m x 3.33m) Double glazed bay window to front, radiator.

BEDROOM TWO

10' 7" x 11' 1" approx. (3.23m x 3.38m) Double glazed window to rear, radiator, built-in airing cupboard into alcove housing hot water tank.

BEDROOM THREE

7' 5" x 7' 11" approx. (2.26m x 2.41m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to side, radiator, panel bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, recess for storage unit, tiled walls and floor.

SEPERATE WC

Obscure double glazed window to side, low level WC, tiled floor.

OUTSIDE

To the outside, the frontage provides driveway off-road parking, access to a detached garage, and an area laid to mature lawn, whilst to the rear there is an established, Westerly facing two tier

enclosed garden, mainly laid to mature lawn with patio and wooden shed. In the valuer's opinion, the extended garage could be remodelled to gain additional accommodation (subject to gaining any required permissions). Steps up to retained second level with sunken pond, pathway, external tap.

EXTENDED GARAGE

8' 11" x 26' 4" approx. (2.72m x 8.03m) Up and over entry door, double glazed window to rear, mains power and lighting, personal door to garden.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Margaret's primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre and heading east on Crown Street/A1156 towards Neale Street, continue to follow A1156, turn left onto Soane Street/B1077, turn left onto Bolton Lane/B1077, slight right onto Tuddenham Road, turn right onto Tuddenham Avenue, the destination will be on the right.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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)

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|--|---------------------------|---------------------|--------------------------|
| Tuddenham Avenue IPSWICH IP4 2HG | Energy rating D | Valid until: | 29 May 2035 |
| | | Certificate number: | 0258-1209-5905-7108-1800 |
| Property type | | Semi-detached house | |
| Total floor area | | 80 square metres | |



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

**01473 289333
www.your-ipswich.co.uk**

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.