



Churchill Avenue, Ipswich IP4 5DT

welcome to

Churchill Avenue, Ipswich

****DETACHED FAMILY HOME**CORNER POSITION **TWO RECEPTION ROOMS **FIRST FLOOR BATHROOM **THREE DOUBLE BEDROOMS **GARAGE
OFF ROAD PARKING **ROOM TO EXTEND (STPP) **WALKING DISTANCE TO SCHOOL & IPSWICH HOSPITAL **VIEWINGS HIGHLY RECOMMENDED

Composite Entrance Door

*Into

Hallway

*Stairs to first floor

*Understairs cupboard

Lounge

11' 11" x 12' 11" (3.63m x 3.94m)

*Double glazed windows to both front & side

Dining Room

11' 5" x 9' 2" (3.48m x 2.79m)

*Double glazed window to the rear

Kitchen

11' 5" x 8' 7" (3.48m x 2.62m)

*One and a quarter sink unit with mixer tap over

*Adjoining work service with under cupboards and drawers

*Matching base units

*Built in electric oven

*Electric hob with extractor fan and light over

*Space for fridge freezer and washing machine

*Double glazed window to rear and door to side

First Floor

*Built in airing cupboard housing wall mounted Combi boiler

*Double glazed window to the side

*Access to loft with humidifier unit

Bedroom One

10' 7" x 13' (3.23m x 3.96m)

*Double glazed window to the front

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

Double glazed window to the rear

Bedroom Three

9' 8" x 7' 2" (2.95m x 2.18m)

*Double glazed window to the front

Seperate W/C

*Low level W/C with sink over

*Window to the side

Bathroom

*Vanity wash hand basin with under storage

*Enclosed bath with shower over

*Double glazed window to the rear





Outside

- *Enclosed by small brick wall
- *Mainly laid to lawn
- *Flower and shrub borders
- *Paved pathway
- *Gate to-

Rear Garden

- *Newly installed panel fencing
- *Mainly laid to lawn
- *Decked seating area
- *Outside tap
- *Gate access to-

Driveway & Detached Garage

- *Up and over door
- *Door into rear garden

Agents Note

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a staff member of the Connells Group.



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Churchill Avenue, Ipswich

- EAST IPSWICH
- DETACHED HOUSE ON CORNER PLOT
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
IPW104319 - 0003

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Under the terms of the Estate Agency Regulations (Section 21), please note that the vendor is an Employee of the Connells Group of companies.