



Tuddenham Avenue, Ipswich, IP4 2HF

welcome to

Tuddenham Avenue, Ipswich

This beautifully presented, semi-detached home benefits from three good-size bedrooms, a kitchen/diner, a 1st floor bathroom, off street parking for two vehicles and a landscaped rear garden with fire pit. NO ONWARD CHAIN!

Entrance Hall

Dark oak hard flooring, school style radiator and understairs storage area.

Lounge

Hard oak wood flooring, school style radiator, double glazed window to the front with plantation shutters, TV point, a brick exposed fireplace and a multi fuel wood burning stove.

Kitchen/Diner

Fitted kitchen with Travertine stone flooring, gas under floor heating, base level units in grey with hard oak wood worktop surfaces, a ceramic butler sink with chrome mixer tap, an integrated washing machine and dishwasher, space for a range cooker and fridge freezer, spotlights, double glazed window to the side, bi-fold doors to the garden, opening onto a large decking area, extending the kitchen space further.

First Floor Landing

Carpet flooring, loft hatch and double glazed window to the side, with plantation shutters.

Master Bedroom

Hard oak wood flooring, school style radiator, an original fireplace and double glazed window to the front, with plantation shutters.

Bedroom Two

Hard oak wood flooring, double glazed window to the rear, with plantation shutters, an original fireplace and school style radiator.

Bedroom Three

Hard oak wood flooring, double glazed window to the rear, with plantation shutters and school style radiator.

Bathroom

Tile effect flooring, low level WC, wash hand basin with chrome mixer tap, a standalone bath with waterfall shower attachment, double glazed window to the front, with plantation shutters, school style radiator and heated towel rail.

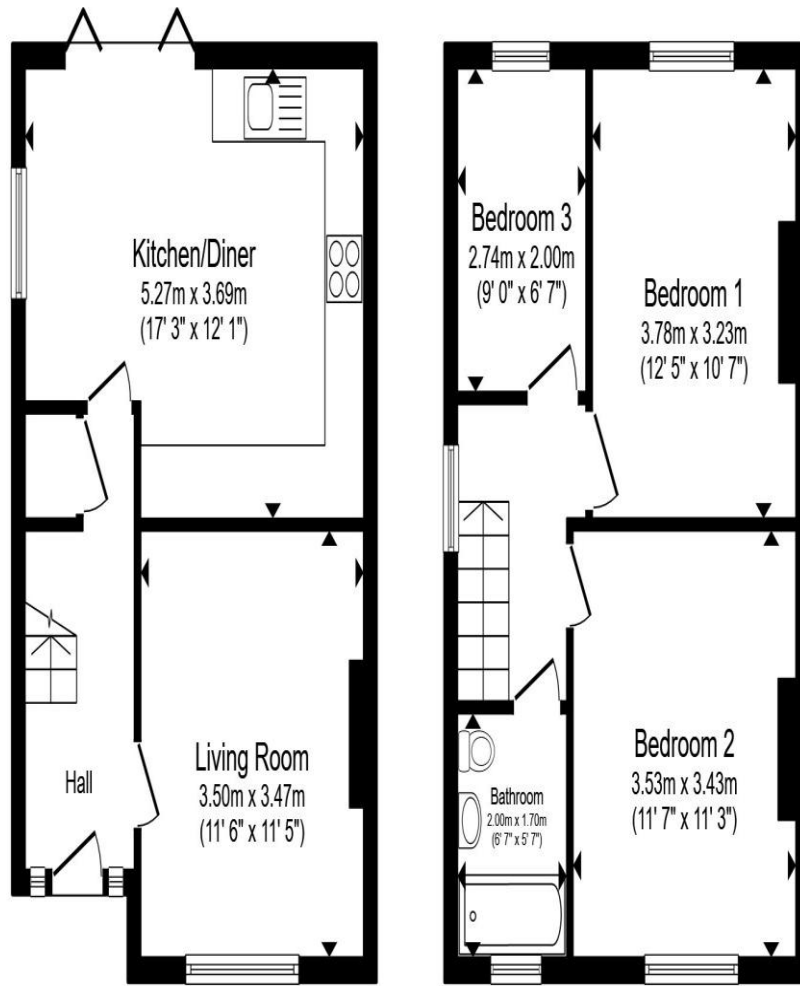
Outside:

Front Garden

A stoned driveway, providing off street parking for two vehicles, with a side access to garden.

Rear Garden

Stunning garden with a decked seating area, a grassed area with integrated fire pit, shrubs and trees surrounding, plum, apple, cherry and fig trees, raspberry plants, fully enclosed border, a side access, a stone paved seating area and a large, outside covered area, ideal for enjoying all day sun, with decking and storage space. This garden is perfect for entertaining!



Ground Floor

First Floor

Total floor area 75.5 m² (813 sq.ft.) approx

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.propertybox.io



welcome to
Tuddenham Avenue,
Ipswich

- No onward chain
- Three good-size bedrooms
- 1st floor bathroom
- Many original features throughout
- Off street parking for 2 vehicles

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of
£290,000



view this property online [williamhbrown.co.uk/Property/IPS121851](https://www.williamhbrown.co.uk/Property/IPS121851)



Property Ref:
IPS121851 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)