



Rock Estates



Avondale Road
Ipswich, IP3 9JT

Guide Price: Guide price £230,000



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Offered with no onward chain, this well-located semi-detached home on Avondale Road presents a fantastic opportunity to create a home that's truly your own. Set on Ipswich's sought-after south-eastern edge, the property offers a flexible layout with multiple reception rooms, a conservatory, and a well-sized kitchen. Upstairs, three generous bedrooms are complemented by a family shower room, making this a practical choice for growing families or savvy investors.

To the rear, the private garden is mainly laid to lawn, with a spacious paved patio and a detached single garage. A private front driveway and dropped curb provide off-road parking for several vehicles, while a shared side drive leads to secure gated access and further hardstanding at the rear—ideal for additional parking or storage.

Positioned within walking distance of local shops, takeaways, and everyday conveniences, the home is also well-connected by main bus routes and close to respected primary schools including Murrayfield and Cliff Lane. Ipswich town centre and the vibrant Waterfront are both within easy reach, placing dining, culture and shopping on your doorstep.

A home with clear potential in a well-established location—early viewing is highly recommended.





Front
Private driveway offering off road parking for multiple cars. Mature border with a selection of shrubs and plants. Door to:

Entrance Hall
Stairs to first floor. Radiator. Doors to:

Living Room
13'11" (into bay) x 13'0" (4.26 (into bay) x 3.97)

Double glazed bay window to front. Gas fireplace with surround. Picture Rail. Radiator.

Dining Room
11'5" x 10'11" (3.50 x 3.34)

Double glazed sliding doors to conservatory. Wall mounted electric heater. Radiator.

Conservatory
8'8" x 4'11" (2.66 x 1.51)

Double glazed windows to rear and side. Double glazed door opening to rear garden. Light.

Kitchen
16'6" (max) x 7'6" (5.04 (max) x 2.29)

Double glazed window to rear. White gloss wall and floor mounted cupboards. Part tiled walls. Space for cooker. Plumbing and space for washing machine and tumble dryer. Space for fridge/freezer. Inset stainless steel sink. Door to rear garden.

Landing
Loft hatch providing access to the partly boarded loft, with drop down ladder and light. Doors to:

Bedroom One
14'4" (into bay) x 12'2" (into wardrobe) (4.37 (into bay) x 3.72 (into wardrobe))
Double glazed bay window to front. Built in wardrobe with sliding doors. Picture rail. Radiator.

Bedroom Two
12'2" x 11'6" (3.71 x 3.53)

Double glazed window to rear. Built in cupboard. Radiator.

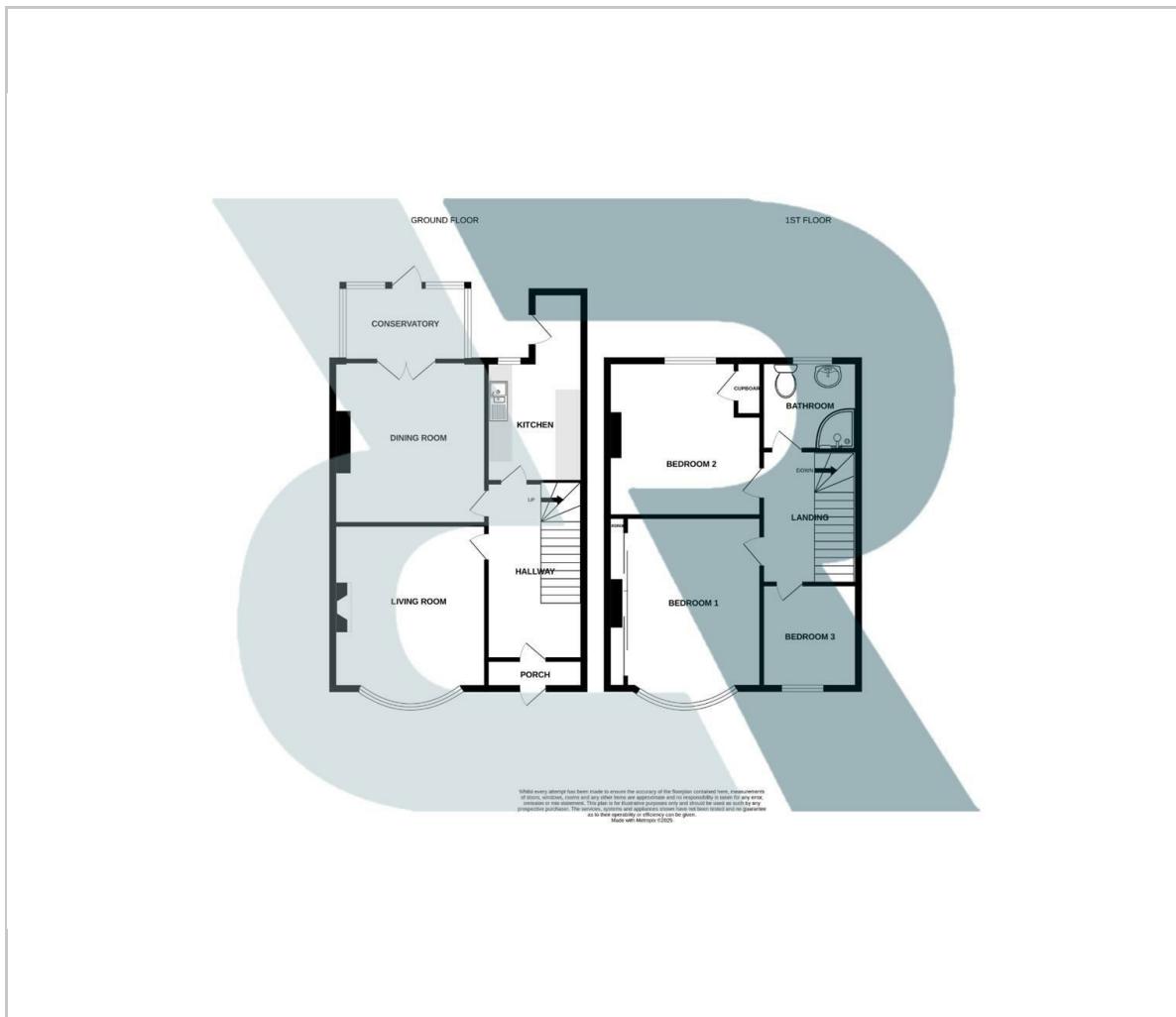
Bedroom Three
8'6" x 6'2" (2.61 x 1.88)
Double glazed window to front. Radiator.

Shower Room
Double glazed window to rear. Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Chrome heated towel rail.

Rear Garden
The rear garden is partly laid to lawn with a large paved patio area. The garden is fully enclosed with wooden fencing and a range of mature plants and bushes border the garden. The single garage benefits from windows to the side and an up and over door to the front. There is also a side gate providing access for pedestrian and vehicular access to the rear garden.



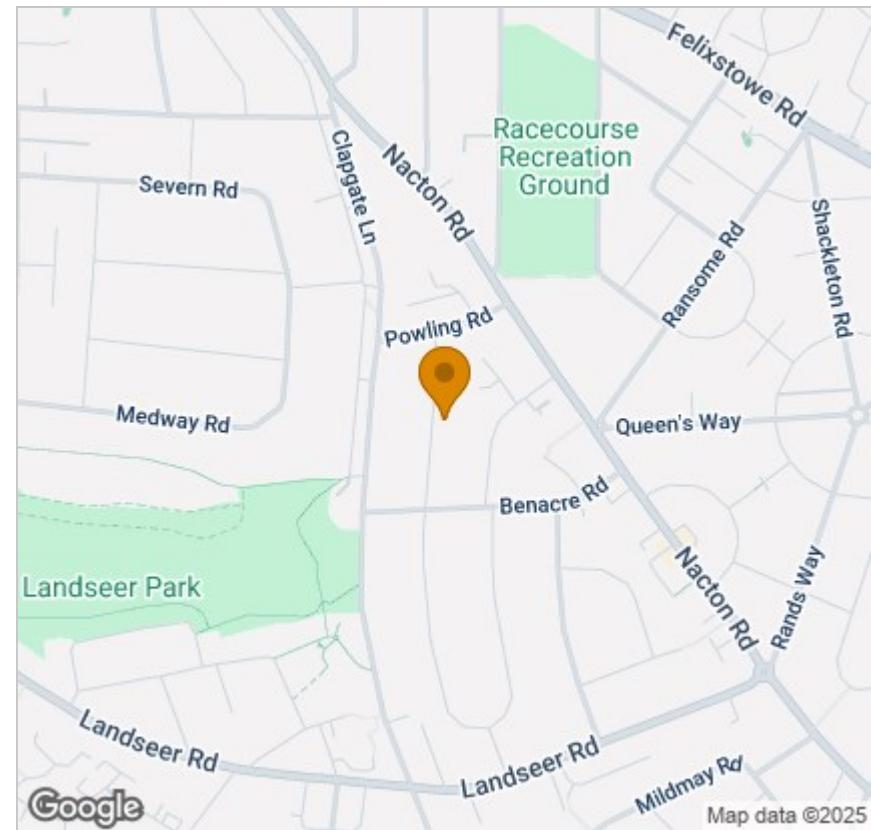
Floor Plan



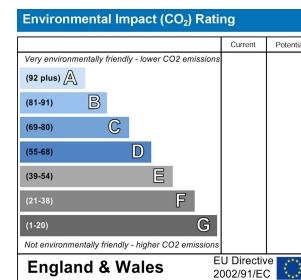
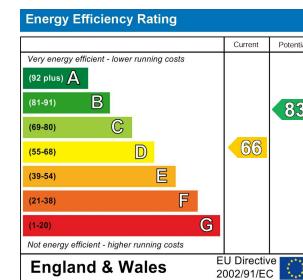
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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