



Moore Road | Ipswich | IP1 6NP

Asking Price £215,000 Freehold

Moore Road, Ipswich, Suffolk, IP1 6NP

CHAIN FREE - A good-sized three-bedroom semi-detached family home located to the popular North-west of Ipswich. Located on a corner plot which subject to planning would allow for a side extension, the existing accommodation comprises, porch, hallway, kitchen-breakfast room with appliances included, lounge and bathroom on the ground floor with landing and three double bedrooms on the first floor. To the outside there is driveway off road parking to the front and to the rear an angular garden mainly laid to lawn with further shaped area and shed to the rear, furthermore there is a sheltered side area which links a brick-built store and WC by doors to the kitchen-breakfast room, front and rear gardens. Items of furniture can be included in the sale if desired. Early viewing is highly recommended.

DOUBLE GLAZED DOUBLE DOORS TO PORCH

ENCLOSED PORCH

Light, door to entrance hall.

ENTRANCE HALL

Radiator, wood effect flooring, recess storage under stairs, stairs rising to first floor, telephone point, doors to bathroom and lounge.

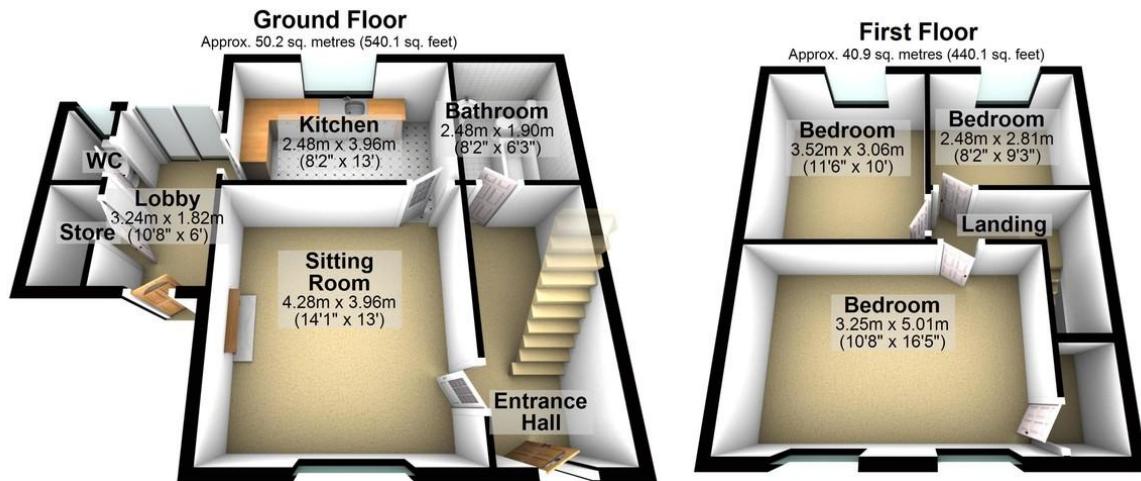
LOUNGE

13' 11" x 13' (4.24m x 3.96m) Double glazed window to front, radiator, open fireplace with ornamental electric fire, television point, wood effect flooring, door to kitchen-breakfast room.

KITCHEN/BREAKFAST ROOM

12' 10" x 8' 01" (3.91m x 2.46m) Double glazed window to rear, radiator, a range of base and eye level wood fronted fitted cupboard and drawer units, marble effect rolled edge worktops, inset sink drainer unit with mixer tap, tiled wall, cupboard concealing





Total area: approx. 91.1 sq. metres (980.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

wall mounted gas fired boiler, tile effect flooring, space for table and chairs, appliances included: electric cooker, washing machine, tumble-dryer and fridge freezer, double glazed door to sheltered side area.

SHELTERED SIDE AREA

Doors to brick built store and WC, door to front, double glazed patio style door to rear garden.

BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, panelled bath with electric shower over, low level WC, mounted hand wash basin with mixer tap and cupboard under, tiled walls.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

16' 04" x 10' 08" (4.98m x 3.25m) Two double glazed windows to front, radiator, built-in walk in airing cupboard with light housing the hot water

tank.

BEDROOM TWO

11' 07" x 10' (3.35m x 3.05m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 03" x 8' 05" (2.82m x 2.57m) Double glazed window to rear, radiator.

OUTSIDE FRONT

Driveway providing off road parking, low maintenance shingled garden, raised and stocked flower beds, conifers, door to sheltered side area.

OUTSIDE REAR

Angular garden mainly laid to mature lawn with further shaped garden to rear, patio, conifers, open outlook.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,452.15 PA (2019-2020)

SCHOOLS

Castle Hill Primary & Ormiston Endeavour High

Energy Performance Certificate

HM Government

Moore Road, IPSWICH, IP1 6NP
 Dwelling type: Semi-detached house Reference number: 9798-2056-7297-1231-796
 Date of assessment: 11 March 2019 Type of assessment: RGSAP, existing dwelling
 Date of certificates: 11 March 2019 Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

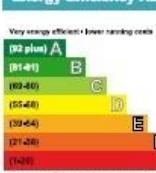
Estimated energy costs of dwelling for 3 years:	£ 1,896
Over 3 years you could save	£ 306

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 183 over 3 years	
Heating	£ 1,254 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 393 over 3 years	£ 234 over 3 years	
Total	£ 1,886	£ 1,680	You could save £ 306 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
72	86

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 102
2. Low energy lighting for all fixed outlets	£15	£ 80
3. Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



**VIEWING STRICTLY BY APPOINTMENT
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