

Ranelagh Road | Ipswich | IP2 0AD

Asking Price £210,000 Freehold



# Ranelagh Road, Ipswich, IP2 0AD

We are delighted to be offering for sale this two bedroom Old railway semi detached home built in the late 1800's, the property has recently undergone refurbishment including Engineered oak flooring on G/F and new carpets to F/F, new multi fuel burner, fitted shelves and cupboards in alcoves, double glazed French door off dining room, redecorated throughout. The property comprising entry hall, Sitting room, dining room, kitchen, utility, two double bedroom and first floor bathroom, established rear garden, off road parking for 2 cars, ideal for FTB or investment.

## ENTRANCE HALL

Engineered oak flooring, radiator and cover, stairs to first floor, doors into sitting room and dining room.

## SITTING ROOM

12' x 11' 10" (3.66m x 3.61m) Engineered oak flooring, double glazed window to front aspect, tiled fireplace with open fire, new built cupboards and shelving in both alcoves, radiator.

## DINING ROOM

16' x 8' (4.88m x 2.44m) Engineered oak flooring, inset multi fuel burner (newly fitted) oak surround, built in storage cupboard under stairs, newly built shelving and cupboards in alcoves, newly fitted double glazed French doors to rear garden, door into kitchen.

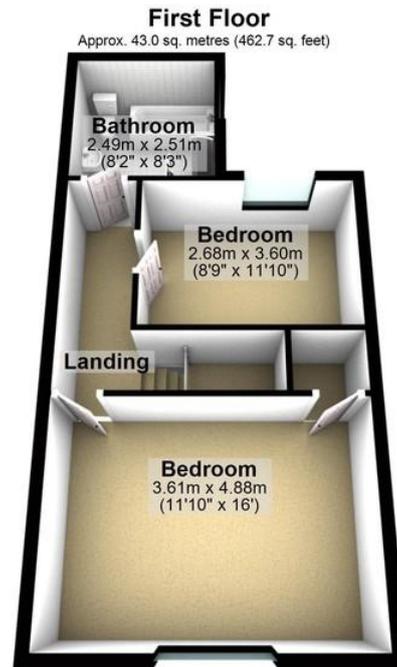
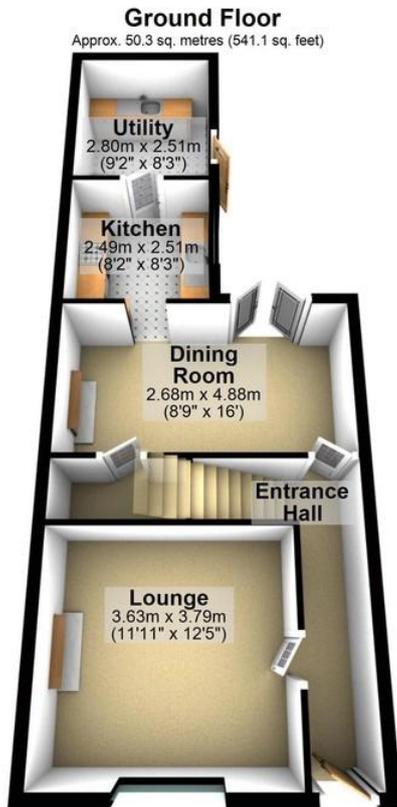
## KITCHEN

8' x 8' (2.44m x 2.44m) Comprising modern fitted eye level and base units with roll edge work tops, space for electric cooker, stainless steel splashback, extractor hood, Stainless steel single drainer sink with pull down mixer tap, wall mounted gas boiler, double glazed window to side aspect, vinyl floor covering, door into utility.

## UTILITY ROOM

9' x 8' (2.74m x 2.44m) Laminate flooring, work top with sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, double glazed door to side aspect.





### STAIRS

Carpeted stair rising to first floor, built in bookcase, loft hatch, doors to bedrooms and bathroom.

### BEDROOM 1

16' x 11' 10" (4.88m x 3.61m) Newly fitted carpet, double glazed window to front aspect, built in wardrobe, radiator.

### BEDROOM 2

11' 10" x 8' 10" (3.61m x 2.69m) Newly fitted carpet, double glazed window to rear aspect, radiator.

### BATHROOM

8' x 8' (2.44m x 2.44m) Step down into bathroom, comprises low level WC, wash hand basin with cupboards under, inset bath and shower cubicle, tiled flooring, chrome heated towel rail, double glazed window to side aspect.

### OUTSIDE

Driveway off road parking for 2 cars, slate area, side hedging, pedestrian access to rear gardens with raised deck area for entertaining, lawn, trees and bushes.

### COUNCIL

Ipswich Borough Council  
Council tax band (A) £1,341.06

### NEAREST SCHOOLS

Ranelagh primary school and Chantry academy.

### SERVICES

We understand that all mains services are connected.

Energy performance certificate (EPC)		
Ranelagh Road IPSWICH IP2 0AD	Energy rating <b>D</b>	Valid until: 24 August 2031 Certificate number: 1900-1156-0022-6024-3853

Property type	Semi-detached house
Total floor area	93 square metres

#### Rules on letting this property

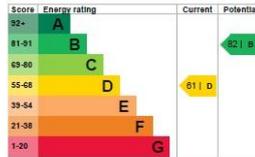
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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