



Bennett Road | Ipswich | IP1 5HU

Asking Price £215,000 Freehold

# Bennett Road, Ipswich, IP1 5HU

CHAIN FREE WITH SCOPE FOR IMPROVEMENT – A two/three bedroom twin bay semi-detached chalet style bungalow with loft conversion located on the popular West side of Ipswich, convenient to local shops, supermarkets, bus routes and the A14. The accommodation briefly comprises; sheltered entrance, entrance hall, kitchen, sitting room, dining room/third bedroom, conservatory, bedroom two and four piece bathroom on the ground floor, landing and further bedroom on the first floor within the converted loft space. To the outside front there is ample brick paved hardstanding off road parking and shared side access leading to a detached metal framed garage whilst to the rear there is an established enclosed garden mainly laid to mature lawn with two patios, summerhouse, greenhouse, established trees, shrubs and tap. Further benefits include double glazing and gas fired central heating. Early viewing is highly recommended.



## SHELTERED ENTRANCE

Double glazed front door to entrance hall.

## ENTRANCE HALL

Radiator, stairs rising to first floor, doors to.



## SITTING ROOM

16' 4" into bay x 11' 2" approx. (4.98m x 3.4m) Double glazed bay window to front, rolled radiator, into bay, enclosed coal effect gas fire with back boiler for central heating, television point, telephone point, door to kitchen.

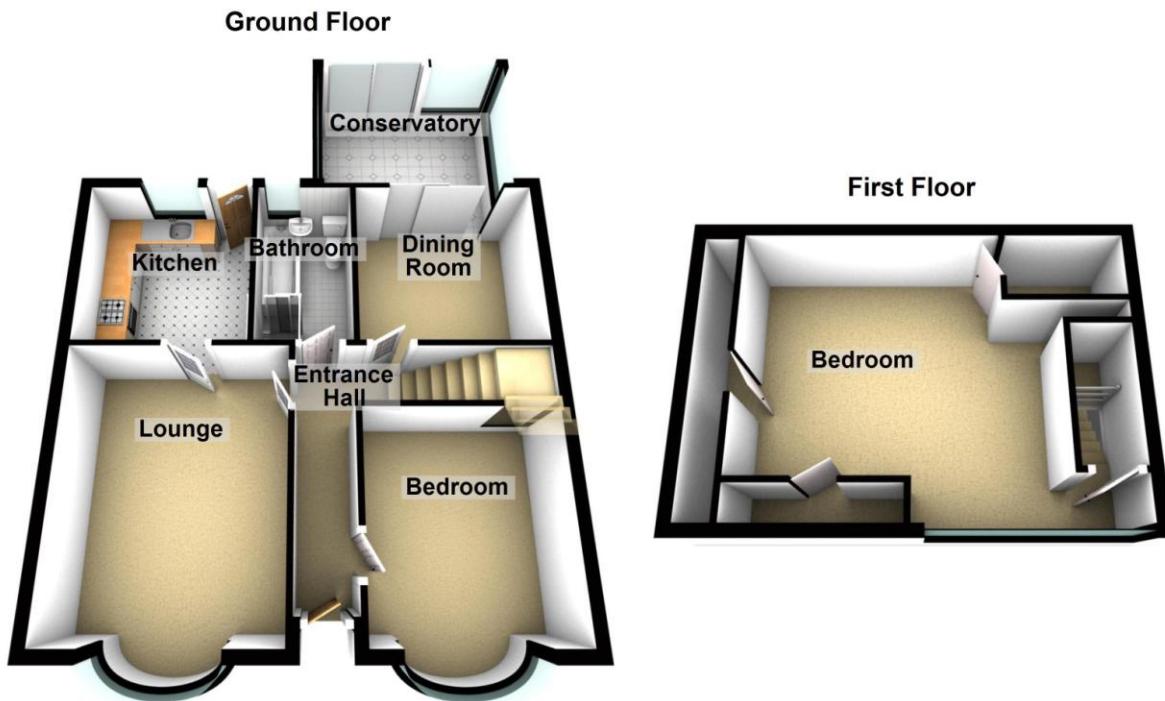
## KITCHEN

9' 4" x 9' 1" approx. (2.84m x 2.77m) Double glazed window to rear, base and eye level fitted cupboard and drawer units, rolled edge worktops, inset stainless steel sink drainer unit with mixer tap, spaces for cooker, washing machine, fridge & freezer, tiled splash backs, wall mounted gas fired boiler for hot water, double glazed door to rear with steps down to garden.



## DINING ROOM/ THIRD BEDROOM

9' 11" x 9' 4" approx. (3.02m x 2.84m) Wall mounted (disconnected) gas fire, radiator, built-in under stairs cupboard, double glazed patio style doors to conservatory.



## CONSERVATORY

10' 11" x 8' 2" approx. (3.33m x 2.49m) Set on a brick base and double glazed to three aspects and five top opening windows and a UPVC roof, radiator, mains power and lighting, fitted seat boxes with storage, double glazed patio style doors accessing a balcony style wooden platform which is no longer structurally safe to use and requires replacing.

## BEDROOM TWO

13' 5" into bay x 9' 11" approx. (4.09m x 3.02m) Double glazed bay window to front, rolled radiator into bay, telephone point.

## BATHROOM

9' 5" x 5' approx. (2.87m x 1.52m) Obscured double glazed window to rear, radiator, four piece suite consisting of a panelled enamel bath, walk-in tiled shower cubicle with electric shower, mounted hand-wash basin and high level flush WC, tiled splash backs.

## STAIRS RISING TO FIRST FLOOR

Door to bedroom one (loft conversion).

## BEDROOM ONE (LOFT CONVERSION)

14' 6" narrowing to 11' 1" x 11' 4" minimum (4.42m x 3.45m) Double glazed dormer style window to front, radiator, built-in eves storage, telephone point.

## OUTSIDE

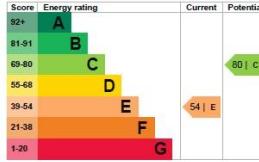
The frontage has been brick paved to provide ample hardstanding off-road parking and there is side access leading to a detached metal framed garage and the rear garden. The established rear garden consists predominantly mature lawn, two patios, wooden summerhouse, greenhouse, external tap and a variety of shrubs and trees enclosed by fencing to side and rear boundaries.

## IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,788.08 PA (2021-2022).

## SCHOOLS

Whitehouse Primary and Westbourne Academy High.

Energy performance certificate (EPC)		
Bennett Road IPSWICH IP1 5HU	Energy rating <b>E</b>	Valid until: 12 December 2031 Certificate number: T290-3075-0622-0196-3253
Property type	Semi-detached house	
Total floor area	84 square metres	
<b>Rules on letting this property</b>		
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 ( <a href="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</a> ).		
<b>Energy efficiency rating for this property</b>	The graph shows this property's current and potential energy efficiency.	
This property's current energy rating is E. It has the potential to be C.	Properties are given a rating from A (most efficient) to G (least efficient).	
<a href="#">See how to improve this property's energy performance.</a>	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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