



Kestrel Road | Ipswich | IP2 0RP

Price £225,000 Freehold

 **your ipswich**
estate agents

Kestrel Road, Ipswich, IP2 0RP

We are delighted to offering for sale this 3 bedroom semi-detached property located to the South West of Ipswich within walking distance to bus route, shops and schools. Situated on a corner plot with the opportunity to extend subject to the necessary consents, arranged over two floor floors the property comprises enclosed storm porch, entry hall, lounge, kitchen/breakfast, g/f bathroom, conservatory, side lean too room, and outhouse, stairs to first floor leading to 2 double bedrooms and 1 single bedroom, outside off road parking, established front and rear gardens all enclosed by fencing and hedging, the property is being sold WITH NO ONWARD CHAIN.



STORM PORCH

Double glazed door and panel, door into entry hall.

ENTRY HALL

Laminate flooring, radiator, stairs to first floor, doors into kitchen/breakfast, lounge and shower room.

LOUNGE

15' 6" x 11' 1" (4.72m x 3.38m) Carpeted flooring, radiator, double glazed window to rear aspect, fireplace with electric coal effect fire, door to under stairs cupboard housing electric and gas meters, double glazed window to front aspect.



SHOWER ROOM

Tile effect flooring, low level WC, wash hand basin and corner shower cubicle, floor to ceiling tiled walls, radiator, double glazed window to side aspect.

KITCHEN/ BREAKFAST ROOM

12' 3" x 9' 2" (3.73m x 2.79m) Comprising wall and eye level matching base units with roll edge work tops, electric cooker to remain, single drainer sink with swan neck mixer tap, plumbing for washing machine, vinyl floor covering, window to side aspect, door and window to rear aspect into conservatory.

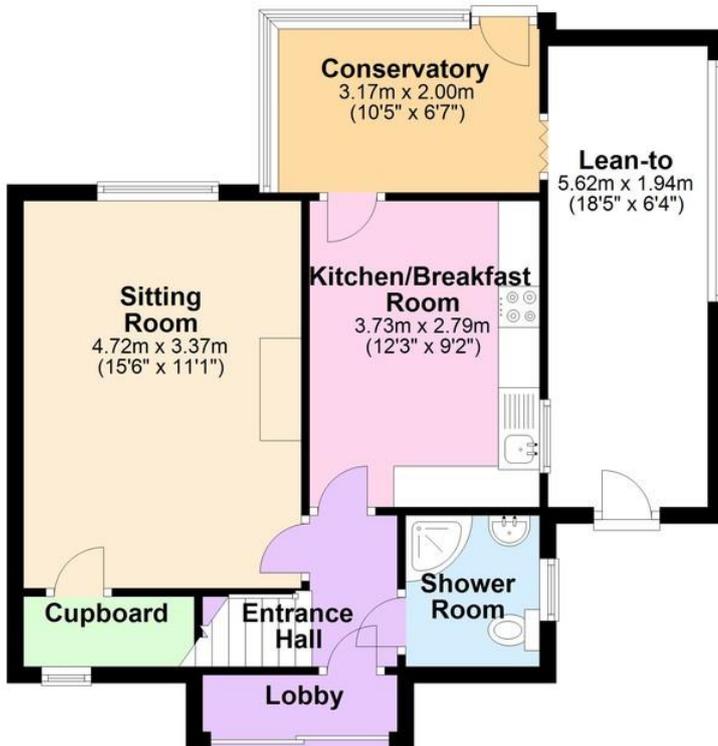
CONSERVATORY

10' 5" x 6' 7" (3.18m x 2.01m) Step down, tiled flooring, double glazed windows to side and rear aspect, door to rear garden and side doorway into enclosed side lean too.



Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

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

LEAN TOO

18' 5" x 6' 4" (5.61m x 1.93m) Door to front aspect.

STAIRS

Carpeted stairs to front aspect, double glazed windows bottom and top of stairwell, carpeted landing, airing cupboard housing Baxi gas boiler, doors into bedrooms.

BEDROOM 1

12' 3" x 11' 1" (3.73m x 3.38m) Carpeted flooring, radiator, double glazed window to rear aspect, 3 door built in wardrobe.

BEDROOM 2

9' 10" x 9' 2" (3m x 2.79m) Carpeted flooring, radiator, double glazed window to rear aspect and side aspect.

BEDROOM 3

9' 2" max x 8' 6" (2.79m x 2.59m) Carpeted flooring, radiator, double glazed window to front and side aspect.

OUTSIDE

Shingled driveway for off road parking, front garden is laid to lawn with flower and shrub borders all enclosed by hedging, side garden laid to lawn, rear garden is mainly laid to lawn, paved patio area, flower and shrub borders, outhouse storage, gardens are enclosed by wall and panel fencing.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,564.57

NEAREST SCHOOLS

Sprites Primary Academy, Chantry Academy.

SERVICES

We understand all mains services are connected.

Energy performance certificate (EPC)

| | | |
|------------------------------------|---------------------------|--|
| Kestrel Road IPSWICH IP2 0RP | Energy rating C | Valid until: 18 December 2031 Certificate number: 8011-7138-6022-9186 |
|------------------------------------|---------------------------|--|

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 71 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 C. 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



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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