

A substantial five bedroom detached property situated in a convenient position in the County Town of Ipswich

Rent £1,350 p.c.m
Ref: R1686/F

253 Colchester Road
Ipswich
Suffolk
IP4 3SH



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is situated in the sought after North-East area of Ipswich within the Northgate High School catchment area, close to Ipswich Hospital and with good access to the town centre.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

Accommodation

Ground Floor

Entering through solid wood front door into

Entrance Hallway

With stairs off to the first floor, radiator, under stairs cupboard housing the gas and electricity meters and with doors off to

Study/Playroom 15'11 x 13'11 (4.60m x 4.00m) (max)

A pleasant dual aspect L-shape room with window to the front, radiator, telephone socket and serving hatch to kitchen. A door leads to a back lobby with cupboard and further door to the rear entrance hall.

Sitting Room 15'11 x 14'1 (4.85m x 4.29m)

Overlooking the front and side with tiled surround fireplace, radiator and double sliding doors through to the

Dining Room 11'7 x 10' (3.53m x 3.05m)

French doors leading out to the rear garden, radiator and further door through to the

Kitchen 17' x 11' (5.18m x 3.35m)

A spacious kitchen fitted with a range of base and wall units with worksurface over inset with a single bowl single drainer stainless steel sink. Space for electric oven with extractor hood above. Space and plumbing for dishwasher and washing machine. Radiator. Two useful walk-in pantry cupboards with shelving and one housing the gas fired boiler. A door leads through to the

Rear Entrance Hall

With door giving access to the side courtyard and rear gardens, door to the back lobby and further door to

Cloakroom

Fitted with low flush WC, wall mounted wash basin and radiator.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With airing cupboard housing the hot water tank and shelving and with doors to

Bedroom One 15'11 x 14' (4.85m x 4.27m)

A dual aspect double bedroom overlooking the front and side and fitted with a range of wardrobes and drawers. Radiator.

Bedroom Two 13'6 x 6'10 (4.17m x 2.08m) (max)

A single bedroom with radiator and window to the front.

Bedroom Three 10'10 x 10'6 (3.30m x 3.21m)

A double bedroom with views to the side and over the rear garden. Fitted wardrobes and radiator.

Separate WC

Fitted with low flush WC and corner wash basin.

Family Bathroom

Fitted with pedestal wash basin, bath with mixer tap shower attachment and separate shower cubicle. Radiator.

Bedroom Four 11'1 x 8'11 (3.37m x 2.72m)

A good size single bedroom with window and radiator.

Bedroom Five 15'11 x 14' (4.85m x 4.27m)

A spacious double bedroom with dual aspect to the front and side. Radiator.

Outside

To the front of the property there is a generous driveway with ample parking for a number of cars, this is flanked by lawned areas and well stocked beds. Beyond the drive, an up and over door gives access to the single garage with pedestrian door to a small enclosed courtyard, also accessed by a metal gate and where there is a further gate leading to the main garden.

There is a large garden to the rear which comprises lawned areas, well stocked borders and mature trees. A good size paved seating area can be accessed directly from the dining room and continues towards the garage where there are also two wooden sheds. Beyond, there is a concrete hardstanding and with area comprising an old vegetable patch. There is also a small garden pond.

Important Note: The property has the benefit of photovoltaic cells and whilst the landlords will retain the feed-in tariff, the tenants will have the benefit of reduced electricity costs.

Services Mains electricity, gas, water and drainage connected. Gas fired central heating.

Council Tax Band F; £2,991.17 payable 2022/2023.

Local Authority Ipswich Borough Council.

Viewing Strictly by appointment with the agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2022

Directions

Heading south on the A12 from Woodbridge take the third exit at the Kesgrave roundabout proceeding west for approximately three miles along the A1214. After passing through Kesgrave, take the second exit off the roundabout signposted Bury, A14 taking the right hand lane into Colchester Road. Continue on this road straight over the next roundabout. The property will be found on the right just before the junction with Renfrew Road.

For those using the What3Words app: [///judge.surely.dish](https://www.what3words.com/#!/judge.surely.dish)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.