



St. Leonards Road | Ipswich | IP3 9AU

Asking Price £245,000 Freehold

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estate agents

St. Leonards Road, Ipswich, IP3 9AU

CHAIN FREE - A classic double bay style circa 1930's three bedroom semi-detached house located on a popular road to the South East of Ipswich, convenient to local shops, supermarkets, Ipswich Hospital, and the A14. The well presented accommodation benefits from some original character and briefly comprises; storm porch, entrance hall, fitted kitchen, sitting room and dining room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside there are gardens to the front and rear, the front garden could be transformed to provide off-road parking subject to gaining the correct planning permissions, there is however a shared side access which with the correct gating provisions and vehicle, could allow for parking in the rear garden which is currently laid to lawn with hard standing area and patio. Further benefits include double glazing and gas fired central heating. Early viewing is highly recommended.



STORM PORCH

Traditional style front door to entrance hall.

ENTRANCE HALL

Radiator, under stairs cupboard, stairs with traditional style bannister rising to first floor, traditional style stripped panelled doors to.

KITCHEN

8' 1" x 6' 11" approx. (2.46m x 2.11m) Double glazed door to garden, double glazed window to side, radiator, base and eye level fitted cupboard and drawer units, wood effect worktops, built-in electric oven and grill with inset electric hob and extractor over, tiled splash backs, spaces for washing machine and fridge.

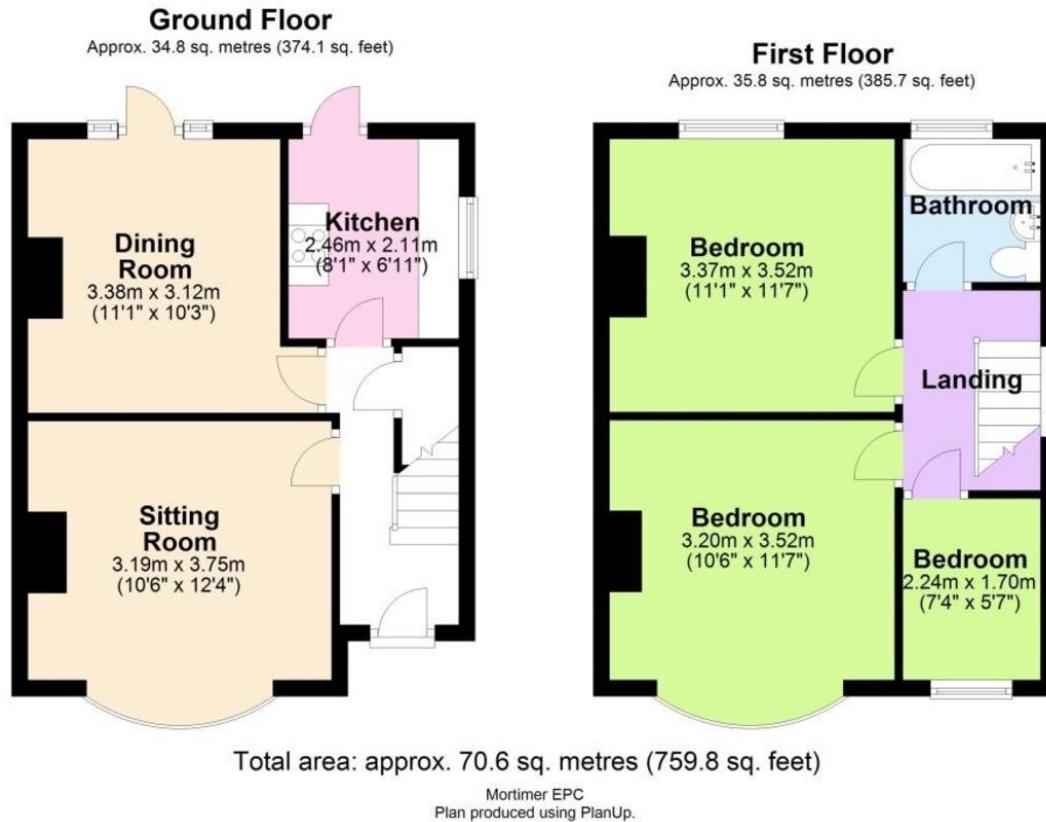
DINING ROOM

11' 9" x 11' 1" approx. (3.58m x 3.38m) Radiator, picture rail, double glazed door with side casements to garden.

SITTING ROOM

12' 10" into bay x 12' 3" approx. max. (3.91m x 3.73m) Double glazed bay window to front, radiator, traditional style tiled fireplace, picture rail, television point.





STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, picture rail, traditional style stripped panelled doors to.

BEDROOM ONE

13' into bay x 11' 6" approx. max. (3.96m x 3.51m)
Double glazed bay window to front, radiator, traditional style tiled fireplace, picture rail.

BEDROOM TWO

11' 6" x 11' 2" approx. (3.51m x 3.4m) Double glazed window to rear, radiator, traditional style tiled fireplace, picture rail.

BEDROOM THREE

7' 5" x 5' 7" approx. (2.26m x 1.7m) Double glazed window to front, radiator, picture rail.

BATHROOM

5' 8" x 5' 7" approx. (1.73m x 1.7m) Obscured double glazed window to rear, radiator, panelled enamel bath with mixer tap and shower attachment, pedestal hand wash-basin, low level WC, part tiled walls, wood effect flooring, extractor fan, loft access.

OUTSIDE

To the front there is a gated fence enclosed garden mainly laid to lawn with stocked beds, a variety of trees, and path to front door which in the valuer's opinion could be transformed to provide off-road parking subject to gaining the correct planning permissions. To the side there is a shared driveway providing access to the rear garden which with the correct gating provision and vehicle, could allow for parking. The enclosed rear garden consists of an area laid to lawn, patio and hard standing area, and a variety of trees.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

NEARBY SCHOOLS

Murrayfield Primary and Ipswich Academy High.

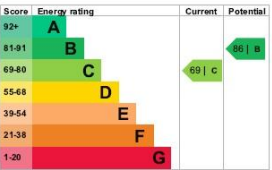
Energy performance certificate (EPC)		
St. Leonards Road IPSWICH IP3 9AU	Energy rating C	Valid until: 1 May 2032 Certificate number: 6814-3182-7002-0024-9602
Property type	Semi-detached house	
Total floor area	71 square metres	

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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