



17 Richmond Road | Ipswich | Suffolk | IPI 4DW

Guide Price: £325,000

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# 17 Richmond Road, Ipswich, Suffolk, IPI 4DW

*“A splendid four-bedroom semi-detached Victorian house situated to the western outskirts of the town centre with a generous, beautifully maintained rear garden & off-road parking at the front.”*

## Description

An exceptional four-bedroom Victorian semi-detached family home with a generous, attractively landscaped garden located in the popular western outskirts of the town centre.

The accommodation comprises: entrance hall, sitting room, dining room, shower room/cloakroom, kitchen/breakfast room, first floor landing, four bedrooms and bathroom.

The property offers well-proportioned, immaculately presented accommodation throughout and further benefits from a fabulous light and airy kitchen/breakfast room with French doors opening to the rear patio, gas fired central heating, a ground floor shower room, some wood-boarded flooring, sealed unit double glazing and feature open fireplace to the sitting room.

Outside to the front is off-road parking for two vehicles and a side gate which allows access to the rear garden. The rear garden is of good size and has been beautifully landscaped by the current owners. The garden is mainly laid to lawn with shaped flower borders, a delightful patio and lovely barked kitchen garden with raised vegetable beds. Also within the garden is a large timber storage shed and summerhouse.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation comprises:

### Canopy Entrance Porch

Part-glazed front door to:

### Entrance Hall

Stairs to first floor, wood-boarded flooring, radiator, built-in storage cupboard and doors to:

### Sitting Room Approx 15'3" x 11'9" (4.6m x 3.6m)

Bay window to front elevation, two radiators, feature open fireplace with mantel over, wood-boarded flooring and coved ceiling.

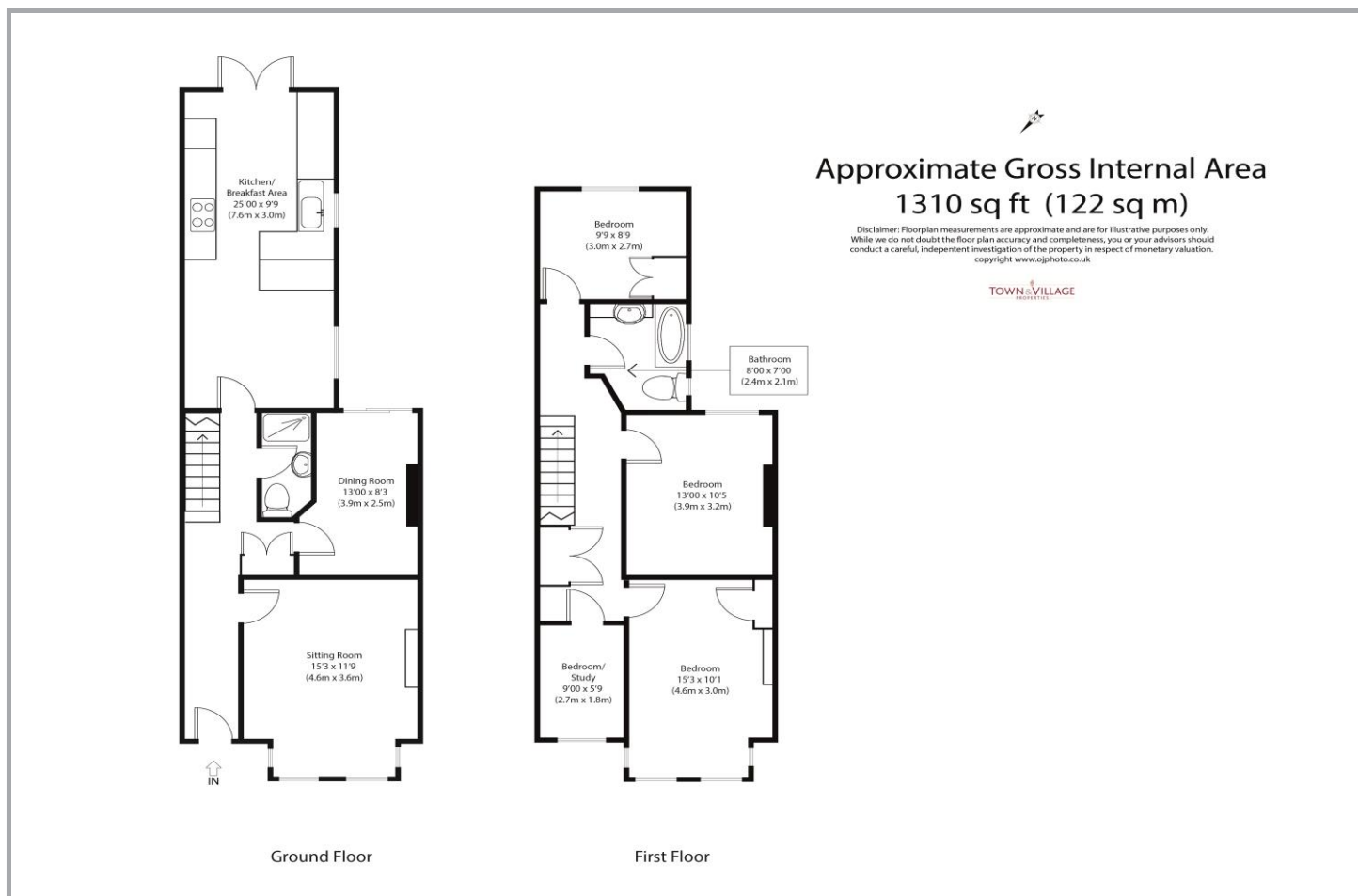
### Dining Room Approx 13' x 8'3" (3.9m x 2.5m)

Sliding patio doors to rear garden and vertical radiator.

### Shower Room

Comprising fully tiled shower cubicle with large shower head and separate hand-held shower attachment, vanity sink unit, tiled splash back, low-level flushing w.c with concealed cistern, extractor fan and ceiling down-lighters.





**Kitchen/Breakfast Room Approx 25' x 9'9 (7.6m x 3.0m)**

A fabulous light and spacious kitchen comprising stainless steel sink unit with mixer tap over, slate work surfaces with base cupboards and soft closing drawers under, matching eye-level units, tiled splash backs, integrated dishwasher, integrated washing machine, space for tumble dryer, built-in four ring electric hob with extractor fan over, built-in eye-level double oven, breakfast bar, two windows to side elevation, Velux window, French doors to rear garden, radiator, vertical radiator, ceiling down-lighters and wood-boarded flooring.

**Part-Galleried Landing**

Access to loft with fitted ladder, built-in storage cupboard and doors to:

**Bedroom Approx 9'9 x 8'9 (3.0m x 2.7m)**

Window to rear elevation, radiator and cupboard housing Glow Worm gas fired boiler.

**Bathroom**

White suite comprising panel bath with mixer tap and separate hand-held shower attachment over, vanity sink unit, low-level flushing w.c., heated towel ladder, part-tiled walls, tiled flooring, and two frosted windows to side elevation.

**Bedroom Approx 13' x 10'5 (3.9m x 3.2m)**

Window to rear elevation, radiator and dado rail.

**Bedroom Approx 15'3 x 10'1 (4.6m x 3.0m)**

Bay window to front elevation, decorative Victorian style fireplace, radiator and built-in storage cupboard.

**Bedroom Approx 9' x 5'9 (2.7m x 1.8m)**

Window to front elevation.

**Outside**

To the front of the property is a block paved design driveway providing off-road parking for two vehicles. To the right-hand side is a pedestrian gate which allows access into the rear garden.

The rear garden is of good size and has been attractively landscaped and meticulously maintained by the current owners. There is a delightful patio which can be accessed via the kitchen/breakfast room and an attractive area laid to shingle with a central pathway which leads to the remainder of the garden. The main area of garden is mainly laid to lawn with shaped edged flower borders and a pergola archway leads to a delightful kitchen garden. This area has been neatly laid to bark with raised vegetable beds and space to sit and enjoy the garden. The garden is mainly screened by mature hedging and within the garden is an outside tap, large timber storage shed with power connected and summerhouse.



**Council Tax Band - C**



## Energy performance certificate (EPC)

17, Richmond Road  
IPSWICH  
IP1 4DW

Energy rating  
**E**

Valid until: 3 February 2024  
Certificate number: 0648-9097-7292-1694-2984

Property type Semi-detached house

Total floor area 121 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 E. It has the potential to be C.

[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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