



Dales Road | Ipswich | IP1 4LR

Asking Price £325,000 Freehold

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estate agents

Dales Road, Ipswich, IP1 4LR

CHAIN FREE - A well maintained, freshly decorated, carpeted and re-wired, two double bedroom detached bungalow located in the desirable North-West of Ipswich off Henley Road. Originally a three-bedroom home, the property has been reconfigured to a two bedroom residence with the third bedroom converted to provide additional daytime living space. The accommodation comprises; entrance lobby, entrance hall, fitted-kitchen breakfast room, lounge with diner/office off, conservatory, inner hallway, two bedrooms and shower room. To the outside there is a driveway to the front providing off-road parking and access to an attached garage, whilst to the rear there is an established garden enjoying an open tree lined South facing outlook, patio and wooden shed. Further benefits include gas fired central heating, double glazing and a burglar alarm. With convenience to bus stops, local shops and amenities, Christchurch Park and the Town Centre, early viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENCLOSED LOBBY

Obscured double glazed window and casement to side, tiled floor, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, built-in cupboard, doors to.

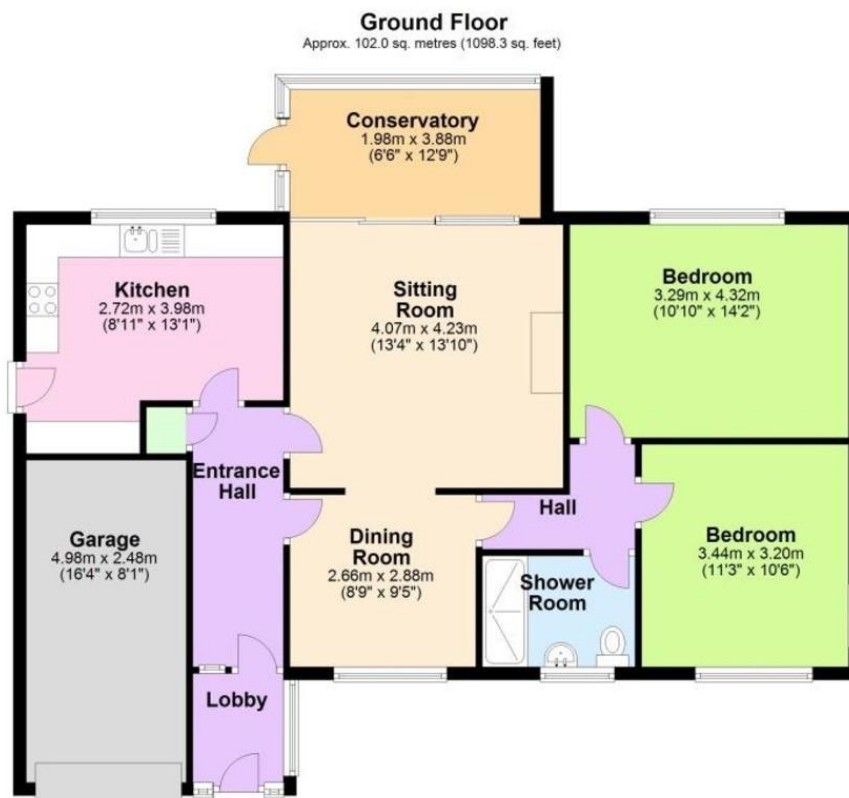
KITCHEN BREAKFAST ROOM

12' 11" x 11' 8" narrowing to 8' 10" approx. (3.94m x 3.56m) Double glazed window to rear, radiator, double glazed door to outside side passage, a range of base and eye level wood effect fitted cupboard and drawer units, granite effect worktops with matching uprights, inset one and a quarter sink drainer unit with mixer tap and separate filtered drinking water tap, built-in electric oven and grill, inset gas hob with extractor over, integrated fridge-freezer, wall mounted television point, stone effect tiled floor.

SITTING ROOM

13' 11" x 13' 4" approx. (4.24m x 4.06m) Double glazed sliding patio style door and matching side casement to conservatory, radiator, television point, contemporary wall mounted electric heater, opening through to diner/office.





Dales Rd, Ipswich

DINING ROOM/OFFICE (FORMERLY THIRD BEDROOM)

9' 6" x 8' 9" approx. (2.9m x 2.67m) Double glazed shallow bay window to front, radiator, door to inner hallway.

CONSERVATORY

12' 10" x 6' 5" approx. (3.91m x 1.96m) Set on a brick base and double glazed to two aspects with two top opening windows to rear and obscured double glazed door to side to garden, lean to style UPVC roof, power, lighting, wood effect flooring.

INNER HALLWAY

Loft hatch access to loft space, doors to.

BEDROOM ONE

14' 1" x 10' 10" approx. (4.29m x 3.3m) Double glazed window to rear, radiator.

BEDROOM TWO

11' 3" x 10' 5" approx. (3.43m x 3.18m) Double glazed window to front, eye level double glazed window to side, radiator.

SHOWER ROOM

7' 10" x 5' 6" approx. (2.39m x 1.68m) Obscured double glazed window to front, radiator, walk-in double shower with fixed side screen, thermostatic fixed head shower over and separate rinser, pedestal hand-wash basin, low level WC, stone effect shower board splash back, stone effect tiled wall, and floor.

OUTSIDE

A Tarmac driveway provides off-road parking and access to an attached garage with up and over door entry and there is a low maintenance slate chip garden to side with stocked borders surrounding. The garage has a personal side access door, mains power and lighting, and conceals a wall mounted gas fired boiler. There is gated pedestrian access to the South facing rear garden which enjoys an tree lined outlook, mature lawn, paved patio, shingled area with established tree, wooden shed and fencing to boundaries.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

Energy performance certificate (EPC)

Dates Road Ipswich IP1 4LR	Energy rating D	Valid until: 15 August 2032 Certificate number 0986-1209-6802-4604-1704
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Property type	Detached bungalow
Total floor area	60 square metres

Rules on letting this property

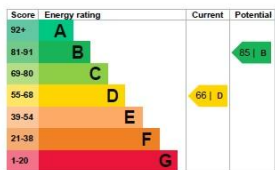
Properties can be let if they have an energy rating from A to E.

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 D. 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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