



Alston Road | Ipswich | IP3 8EU

Asking Price £200,000 Freehold

 **your ipswich**  
estate agents

# Alston Road, Ipswich, IP3 8EU

CHAIN FREE - A larger two double bedroom over passage mid-terrace home located to the popular East of Ipswich, convenient to the town centre, water front and Copleston School. The well proportioned accommodation comprises; sitting room, dining room, fitted kitchen and cloakroom on the ground floor with landing, two double bedrooms and family bathroom, all inter-connected by an inner corridor, on the first floor. To the outside there are gardens to the front and rear, the frontage is walled low maintenance whilst the rear is established and of a good-size. There is on road parking, double glazing and gas fired central heating via a combination boiler. In the valuer's opinion the property would make an ideal first time purchase or investment and early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO

Sitting room.

## SITTING ROOM

11' 9" x 10' 8" approx. (3.58m x 3.25m) Double glazed window to front, radiator, tiled fireplace with traditional style surround with mantle, broadband, television and telephone points, door to inner hallway.



## INNER HALLWAY

Stairs rising to first floor, door to dining room.

## DINING ROOM

11' 9" x 10' 5" approx. (3.58m x 3.18m) Double glazed window to rear, radiator, under stairs cupboard, door to kitchen.

## KITCHEN

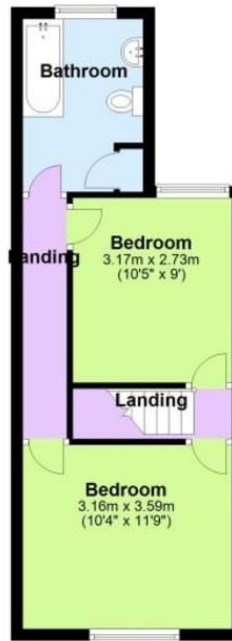
10' 10" x 6' 9" approx. (3.3m x 2.06m) Double glazed window to side, radiator, range of wood effect fitted base and eye level units, rolled edge worktops, inset sink drainer unit with mixer tap, built-in electric oven, inset electric hob with extractor over, under counter spaces for fridge and washing machine, tiled splash backs, tiled floor, double glazed door to garden, door to cloakroom.



**Ground Floor**  
Approx. 37.4 sq. metres (402.1 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 70.3 sq. metres (756.2 sq. feet)

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

### CLOAKROOM

Double glazed window to rear, electric panel heater, low level WC, mounted hand wash basin, tiled splash back, tiled floor, tiled floor.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Doors to bedrooms.

### BEDROOM ONE

11' 9" x 10' 4" approx. (3.58m x 3.15m) Double glazed window to front, radiator, traditional style cast iron fireplace, door to corridor.

### BEDROOM TWO

10' 5" x 9' approx. (3.18m x 2.74m) Double glazed door to rear, radiator, traditional style cast iron fireplace, door to corridor.

### CORRIDOR

Inter connecting corridor accessing all first floor rooms, door to bathroom.

### BATHROOM

10' 5" x 6' 10" (3.18m x 2.08m) Obscured double glazed window to rear, radiator, built-in cupboard housing gas fired combination boiler, panel bath, pedestal hand wash basin, low level WC, tiled splash backs.

### OUTSIDE

To the front there is a low maintenance shingle garden with path to front door, central shrub and low wall to boundaries. A gated passageway leads to the rear garden which consists of a good sized mature lawn, patio, established tree, two brick store rooms, and external tap. fencing to boundaries.

### PARKING

On road.

### IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,380.54 PA (2022-2023).

### NEARBY SCHOOLS

Clifford Primary & Copleston High.

Energy performance certificate (EPC)		
Alston Road IPSWICH IP3 8EU	Energy rating <b>D</b>	Valid until: 21 July 2029 Certificate number: 2928-8008-6223-6611-7884

Property type	Mid-terrace house
Total floor area	72 square metres

#### Rules on letting this property

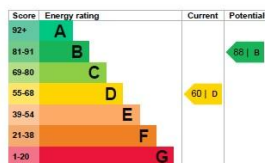
Properties can be let if they have an energy rating from A to E.

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**

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)