



Kingston Road | Ipswich | IP1 4BQ

Offers In Excess Off £185,000 Freehold

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# Kingston Road, Ipswich, IP1 4BQ

CHAIN FREE - A well presented and improved three bedroom Victorian terraced house located to the popular West of Ipswich, convenient to the town centre, local shops, and the A14. The accommodation briefly comprises; lounge-diner, modern fitted kitchen, rear lobby and stylish bathroom on the ground floor, with landing and three bedrooms on the first floor. To the front there is a shingled garden with path leading to front door and low wall to front boundary, whilst to the rear there is a low maintenance South-Easterly facing paved garden with an open outlook enclosed by fencing. There is on road parking and further benefits include double glazing and gas fired central heating via a modern boiler. In the valuer's opinion the property would make an ideal first time purchase or investment.



## DOUBLE GLAZED FRONT DOOR TO

### LOUNGE-DINER

19' 5" x 12' approx. (5.92m x 3.66m) Twin double glazed windows to front, double glazed window to rear, radiator, wood effect flooring, stairs rising to first floor, steps down to kitchen.



### KITCHEN

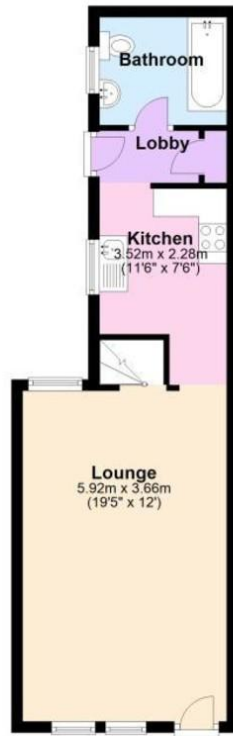
8' 9" x 7' 5" approx. (2.67m x 2.26m) Double glazed window to side, radiator, modern range of base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven, inset electric hob, metro style tiled splash backs, under counter space for washing machine, modern wall mounted gas fired boiler, slate tile effect flooring, opening to rear lobby.

### REAR LOBBY

Double glazed door to side opening out to garden, space for fridge-freezer, slate effect tiled floor, door to bathroom.



**Ground Floor**  
Approx. 36.9 sq. metres (397.0 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

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

## BATHROOM

Obscured double glazed window to side, vertical radiator, panelled bath with mixer tap and shower attachment, mounted hand-wash basin with mixer tap and drawer units under, low level WC, stone effect tiled splash backs and floor, inset LED ceiling lights.

## STAIRS TO FIRST FLOOR

## LANDING

Double glazed window over stairwell, loft access with drop down ladder, doors to.

## BEDROOM ONE

12' x 10' 1" approx. (3.66m x 3.07m) Twin double glazed window to front, radiator.

## BEDROOM TWO

9' x 8' 10" approx. (2.74m x 2.69m) Double glazed window to rear, radiator.

## BEDROOM THREE

8' 7" x 7' 4" approx. (2.62m x 2.24m) Double glazed window to rear, radiator, wood effect flooring, loft space access.

## OUTSIDE

Shingled front garden with pathway leading to front door, low wall to front and fencing to sides. To the rear there is a South-East facing low maintenance paved garden with fencing to boundaries, open outlook, and gated pedestrian access to a rear passageway that leads to the road.

## IPSWICH BOROUGH COUNCIL

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

## NEARBY SCHOOLS

Springfield Primary and Westbourne Academy High.

## Energy performance certificate (EPC)

Hatfield Road IPSWICH IP3 9AF	Energy rating <b>D</b>	Valid until: 20 January 2033 Certificate number: 0370-2619-8290-2427-2315
Property type	Semi-detached house	
Total floor area	139 square metres	

### Rules on letting this property

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



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