

High Street | Sproughton | Ipswich | IP8 3AH

Asking Price £180,000 Freehold

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estate agents

High Street, Sproughton, Ipswich, Suffolk, IP8 3AH

CHAIN FREE - An attractive, two bedroom attached cottage located in the popular village of Sproughton. The well presented accommodation briefly comprises; sitting room, dining room, and fitted kitchen on the ground floor with landing, two bedrooms, and bathroom on the first floor. To the outside front there is a low maintenance stone garden enclosed by railings and hedge, whilst to the rear there is a decent sized established garden mainly laid to lawn. Further benefits include character-full features such as traditional doors and revealed brick fire places, double glazing, and gas fired central heating. Early viewing by investors and first time buyers is highly recommended. On road parking.



WOODEN & GLAZED FRONT DOOR TO

SITTING ROOM

12' 4" x 11' approx. (3.76m x 3.35m) Double glazed window to front, radiator, television point, broadband point, revealed brick feature fireplace, traditional style door to dining room.

DINING ROOM

12' 4" into recess x 10' 1" approx. (3.76m x 3.07m) Double glazed window to rear, radiator, stairs rising to first floor, recess under stairs, traditional style door to kitchen.



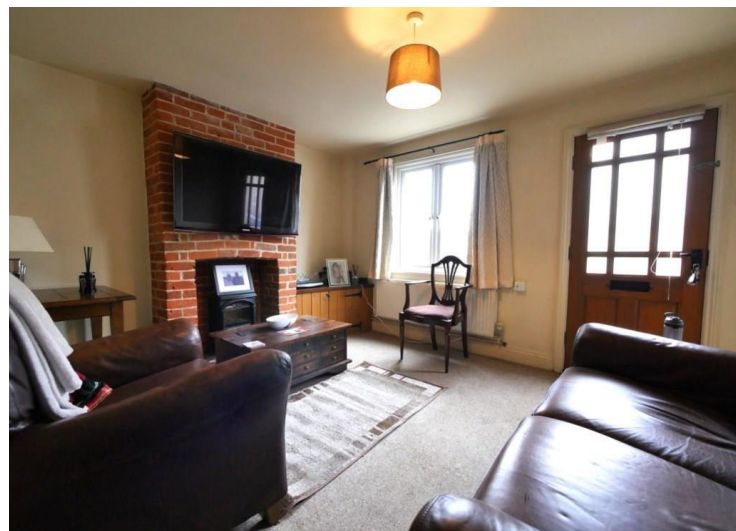
KITCHEN

7' 7" x 6' 4" approx. (2.31m x 1.93m) Double glazed window to side, base level wood effect units, wood effect work surfaces, tiled splash backs, inset sink drainer unit with mixer tap, spaces for gas cooker, washing machine and fridge, wall mounted gas fired boiler, inset ceiling lights, slate tiled floor, traditional style door to garden.

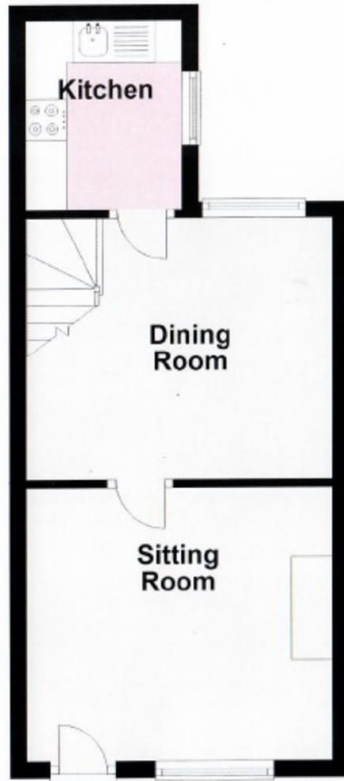
STAIRS RISING TO FIRST FLOOR

LANDING

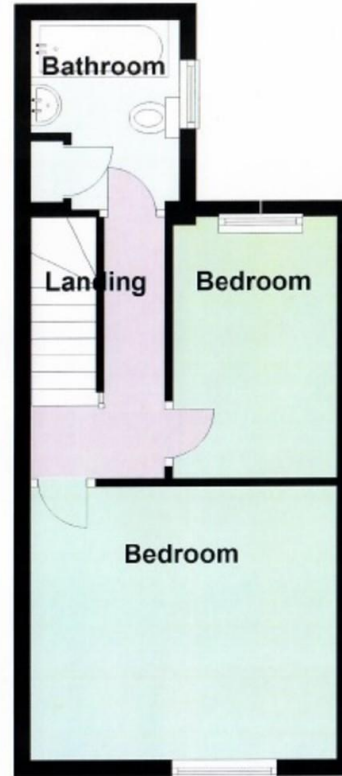
Loft access, doors to.



Approx. 29.4 sq. metres (316.8 sq. feet)



Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

BEDROOM ONE

12' 4" x 11' approx. (3.76m x 3.35m) Double glazed window to front, radiator, revealed brick feature fireplace and archway.

BEDROOM TWO

10' 1" x 6' 6" approx. (3.07m x 1.98m) Double glazed window to rear, radiator, eye level borrow light window through to landing.

BATHROOM

6' 3" max. approx. x 7' 4" (1.91m x 2.24m) Obscured double glazed window to side, radiator, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, low level WC, tiled splash backs, built-in airing cupboard housing hot water tank, wood effect vinyl flooring, extractor fan.

OUTSIDE

There is a low maintenance stone filled front garden with path to front door, railings and hedge to boundaries, and on road parking. The established Westerly facing rear garden is mainly laid to mature lawn with path running to the rear where there is a wooden shed. There is fencing to boundaries and gated side access over the neighbouring property.

BABERGH DISTRICT COUNCIL

Tax band A - Approximately £1,357.30 PA (2022-2023).

NEARBY SCHOOLS

Sproughton Primary & Westbourne Academy High.

Energy performance certificate (EPC)

High Street Sproughton IPSWICH IP8 3AH	Energy rating D	Valid until: 22 June 2029 Certificate number: 2328-3028-6216-6611-7940
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Property type: Mid-terrace house
 Total floor area: 59 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 A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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