



Sherrington Road | Ipswich | IP1 4HX

Asking Price £220,000 Freehold

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estate agents

Sherrington Road, Ipswich, Suffolk, IP1 4HX

CHAIN FREE - A well presented three bedroom double bay period semi-detached house located to the popular North West of Ipswich. The accommodation comprises; sheltered entrance, entrance hall, fitted kitchen, sitting room, dining room, rear lobby, bathroom and separate WC on the ground floor, with landing and three bedrooms on the first floor. To the outside front there is a low maintenance shingled garden with chequer tiled path leading to the front door, whilst to the rear there is an established garden mainly laid to lawn with patio. Further benefits include gas fired central heating and double glazing. Early viewing is highly recommended. On road parking.



SHELTERED ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Radiator, bookend archway and stairs rising to first floor, wood effect flooring, doors to.

SITTING ROOM

11' x 10' 4" (3.35m x 3.15m) Double glazed bay window to front, radiator, picture rail, shelved feature fireplace recess.



DINING ROOM

11' 1" x 11' approx. (3.38m x 3.35m) Double glazed dual aspect corner windows to side and rear, radiator, picture rail, open fireplace, television point, built-in cupboard, door to kitchen.

KITCHEN

9' 10" x 8' 6" approx. (3m x 2.59m) Double glazed window to side, range of base and eye level fitted units, granite effect work tops, inset stainless steel sink drainer unit with mixer tap, built-in electric oven, inset electric hob, under counter space for fridge, wood effect flooring, opening through to rear lobby.



REAR LOBBY

Radiator, door to outside, doors to.



Total area: approx. 84.8 sq. metres (913.1 sq. feet)

UTILITY ROOM

Obscure double glazed window to side, base level fitted cupboard units, granite work top, tiled splash back, wall mounted gas fired boiler, wood effect flooring.

BATHROOM

Two obscure double glazed windows to rear, radiator, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, wood effect flooring.

SEPARATE WC

Obscure double glazed window to side, radiator, low level WC, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, traditional style doors to.

BEDROOM ONE

14' 2" x 10' 4" approx. (4.32m x 3.15m) Double glazed bay window to front, double glazed window to front, two radiators, built-in shelved cupboard, picture rail.

BEDROOM TWO

11' 6" x 8' 10" approx. (3.51m x 2.69m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

9' 4" x 8' 6" approx. (2.84m x 2.59m) Double glazed window to rear, radiator.

OUTSIDE

Low maintenance shingled front garden with chequer tiled path to front door. Established rear garden mainly laid to mature lawn and patio.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,675.87 PA (2023-2024).

NEARBY SCHOOLS

Springfield Primary and Westbourne Academy High.

Energy performance certificate (EPC)

Sherrington Road IPSWICH IP1 4HX	Energy rating D	Valid until: 31 October 2031
		Certificate number: 5035-1929-0109-0339-0202

Property type
Semi-detached house

Total floor area
85 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.](#)



**VIEWING STRICTLY BY APPOINTMENT
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