



606 Norwich Road | Ipswich | Suffolk | IPI 6JY

Guide Price: £250,000

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606 Norwich Road, Ipswich, Suffolk, IPI 6JY

“A superbly presented three-bedroom semi-detached family home with good sized attractive gardens, off-road parking and being conveniently located to both the town centre & A14.”

Description

Set well back from the road and conveniently located for both the town centre and the A14, is this spacious and well-presented three-bedroom semi-detached property.

Notable features include gas central heating, off-road parking, extensive rear gardens and well-appointed living accommodation arranged over two floors.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Split-level space with stairs rising to the first floor, corner storage cupboard with shelving, laminate flooring and door to:

Kitchen Approx 10'8 x 8'3 (3.2m x 2.5m)

Well-appointed range of wall and base units with worktops over and inset with ceramic sink, drainer and chrome mixer tap, integrated appliances include Bosch oven and four ring gas hob with extractor over, fridge, laminated flooring, window to rear aspect door to utility room and opening to:

Sitting Area Approx 14'9 x 13'5 (4.5m x 4.1m)

Dining Area Approx 8'4 x 8'3 (2.5m x 2.5m)

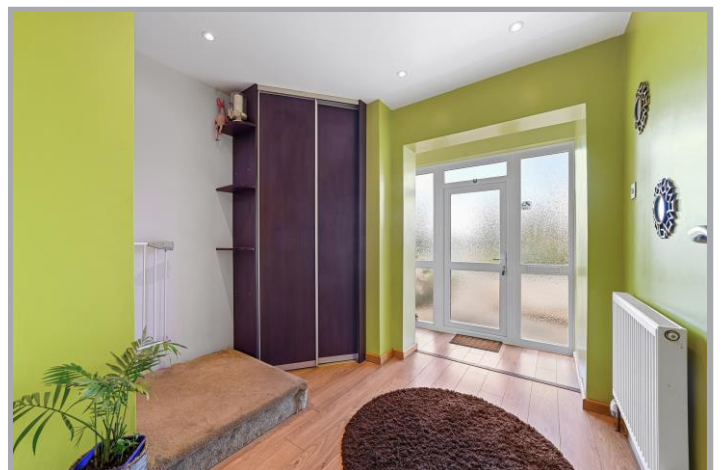
Open-plan space with bay window to front aspect, French doors to rear opening onto the terrace and laminate flooring.

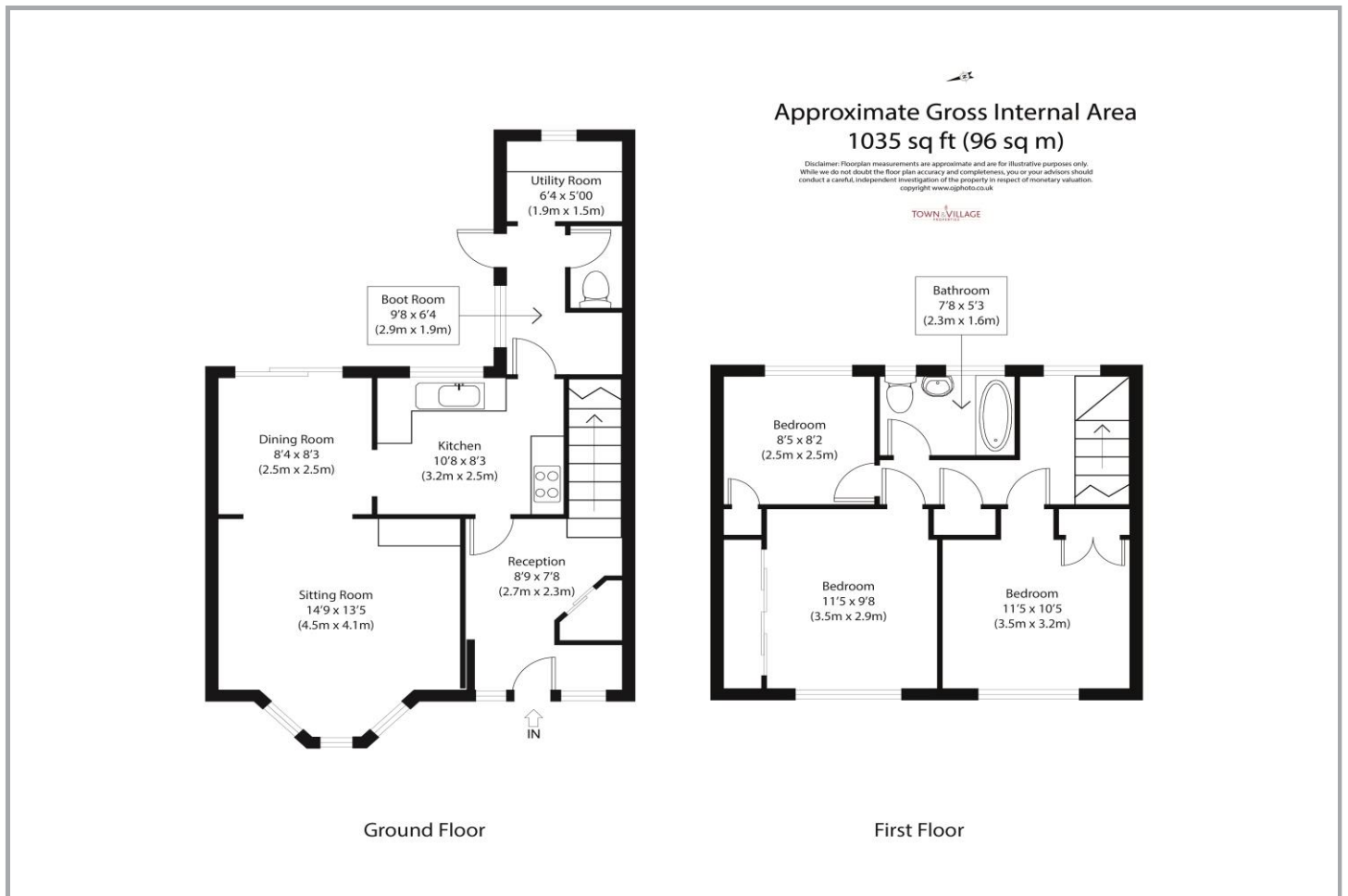
Utility Room Approx 6'4 x 5' (1.9m x 1.5m)

With space for fridge and freezer, personnel door to side, window to rear aspect, built-in shelving, space for washing machine and door to:

Cloakroom

Comprising w.c.





First Floor Landing

Window to rear aspect, access to loft and door to airing cupboard housing the gas fired boiler. Doors to:

Master Bedroom Approx 11'5 x 9'8 (3.5m x 2.9m)

Window to front aspect and built-in wardrobes.

Bedroom Two Approx 11'5 x 10'5 (3.5m x 3.2m)

Window to front aspect and fitted wardrobes.

Bedroom Three Approx 8'5 x 8'2 (2.5m x 2.5m)

Window to front aspect and built-in wardrobe.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath with shower attachment over, built-in storage cupboard with shelving, heated towel rail, tiled walls, tiled flooring, extractor fan and two frosted windows to rear aspect.

Outside

The property is set well back from the road and is accessed over a private driveway providing off-road parking. To the rear are proportionate and well-maintained, predominantly lawned gardens with a terrace abutting the rear of the property. Also incorporated within the plot is a covered area to the side of the house, timber storage shed, greenhouse and a range of attractive flower and shrub borders. The boundaries are predominantly defined by panel fencing.

Local Authority

Ipswich Borough Council

Council Tax Band – B

Services

Mains water, drainage, electricity, and gas.





Disclaimer

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Energy performance certificate (EPC)

806, Norwich Road
IPSWICH
IP1 6JY

Energy rating
D

Valid until: 16 July 2023

Certificate number: 8987-6123-9070-4960-3992

Property type Semi-detached house

Total floor area 63 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/landlords-on-the-regulations-and-exemptions) (<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](#)

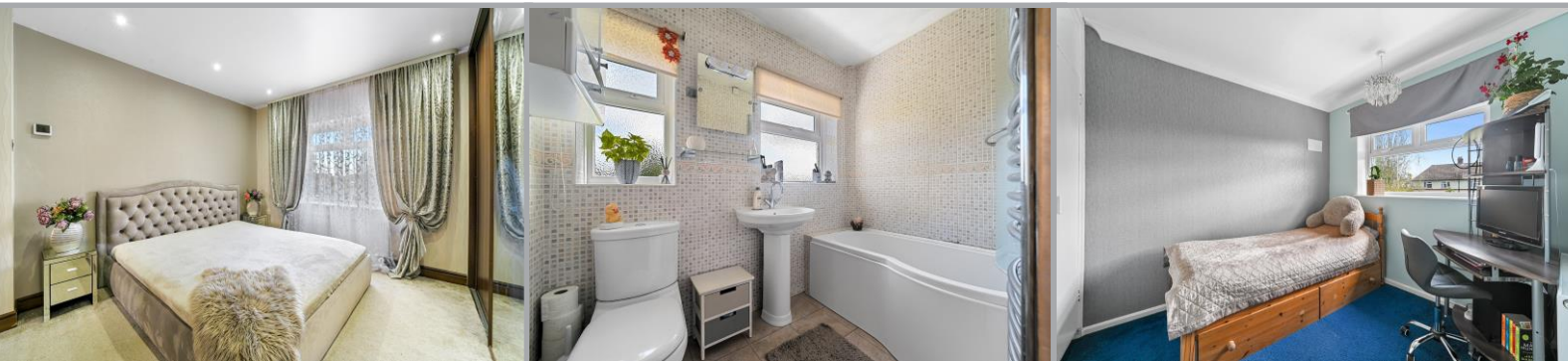


The graph shows this property's current and potential energy rating.

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



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