

Riverside Road | Ipswich | IP1 4AR

Offers In Excess Of £185,000 Freehold



# **Riverside Road, Ipswich, IP1 4AR**

A beautifully presented, larger three bedroom end of terrace home located on a favourite no through road to the popular West of Ipswich, convenient to the town centre, mainline to London train station and A14. The well proportioned characterful accommodation briefly comprises; sitting room, dining room, fitted kitchen, rear lobby and bathroom on the ground floor with landing and three bedrooms on the first floor. To the outside there is a low maintenance front garden, whilst to the rear there is a good-sized part landscaped garden mainly laid to mature lawn. Further benefits include some traditional period features, double glazing and gas central heating. Early viewing is highly advised. On road parking.

#### DOUBLE GLAZED DOOR TO DINING ROOM

#### **DINING ROOM**

11' 5" x 10' 8" max. approx. (3.48m x 3.25m) Double glazed window to front, feature cast iron fire place, radiator, wood effect flooring, leading into.

#### SITTING ROOM

11' 5" x 10' 8" max. approx. (3.48m x 3.25m) Double glazed window to rear, door and stairs to first floor, radiator.

#### **KITCHEN**

10' x 7' approx. (3.05m x 2.13m) Understairs storage cupboard, double glazed window to side, kitchen comprises of a selection of wall and base level units with a stainless steel sink and drainer unit set into roll edge work surfaces, integrated electric oven with integrated hob and cooker hood over, plumbing for washing machine, wall mounted central heating boiler.

## **REAR LOBBY**

Door to garden an space for fridge freezer and door leading to.

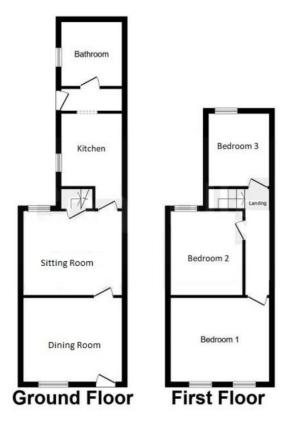
#### BATHROOM

Double glazed window to side, comprises panel bath with mixer tap and shower screen with shower over, pedestal wash hand basin, low level W/C, radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## FIRST FLOOR LANDING

Loft access, doors leading to.

### **BEDROOM ONE**

11' 5" x 10' 7" approx. (3.48m x 3.23m) Two double glazed windows to front, radiator.

#### **BEDROOM TWO**

10' 9" x 8' 5" approx. (3.28m x 2.57m) Double glazed window to rear, radiator.

#### **BEDROOM THREE**

7' 2" x 7' approx. (2.18m x 2.13m) Double glazed window to rear, radiator.

#### OUTSIDE

To the front there is a paved low maintenance walled garden with path to front door. The attractive enclosed rear garden is of a good size and mainly laid to mature lawn, it has been partly landscaped to provide a pleasant seating/entertainment area. There are stocked flower beds to the borders and a further fenced area with a wooden shed.

#### **IPSWICH BOROUGH COUNCIL**

Tax band A - Approximately £1,436.46 PA (2023 - 2024).

### **NEARBY SCHOOLS**

Springfield Primary and Westbourne Academy High.

# Energy performance certificate (EPC) RWERSIDE ROAD IPPOWICH IPT 4AR D Certificate number: 1200-8257-8822-4096-3293 Property type End-terrace house Total floor area 66 square metres

#### Rules on letting this property

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

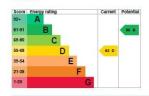
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord guidance).

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B. Properties g

#### otential to be b.

See how to improve this property's energy efficiency.



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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125 Dale Hall Lane, Ipswich IP1 4LS Email: sales@your-ipswich.co.uk