



Riverside Road | Ipswich | IP1 4AR

Offers In Excess Of £185,000 Freehold

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estate agents

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.

IPSWICH BOROUGH COUNCIL

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

BEDROOM ONE

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

NEARBY SCHOOLS

Springfield Primary and Westbourne Academy High.

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.

Energy performance certificate (EPC)		
RIVERSIDE ROAD IPSWICH IP1 4AR	Energy rating D	Valid until: 14 February 2031 Certificate number: 1206-8257-0822-0096-3293

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) (<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.

[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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