



11 Luther Road | Ipswich | Suffolk | IP2 8BL

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TOWN & VILLAGE
PROPERTIES

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11 Luther Road, Ipswich, Suffolk, IP2 8BL

“A delightful Victorian three-bedroom semi-detached property situated conveniently close for Ipswich’s rail station and town centre.”

Description

A superb opportunity to acquire this three-bedroom Victorian semi-detached house situated conveniently close to Ipswich Railway Station and town centre.

The accommodation comprises: entrance hall, dining room, living room, kitchen, rear hallway, bathroom, first floor landing and three double bedrooms.

Notable features include a delightful enclosed rear garden with raised patio and no chain beyond.

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 comprises:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, radiator, cupboard housing gas meter and door to:

Dining Room Approx 12’3 x 11’1 (3.74m x 3.37m)

Window to rear aspect, radiator, under stair storage cupboard, feature fireplace with electric fire, dado rail, coved ceiling, door to kitchen and arch to:

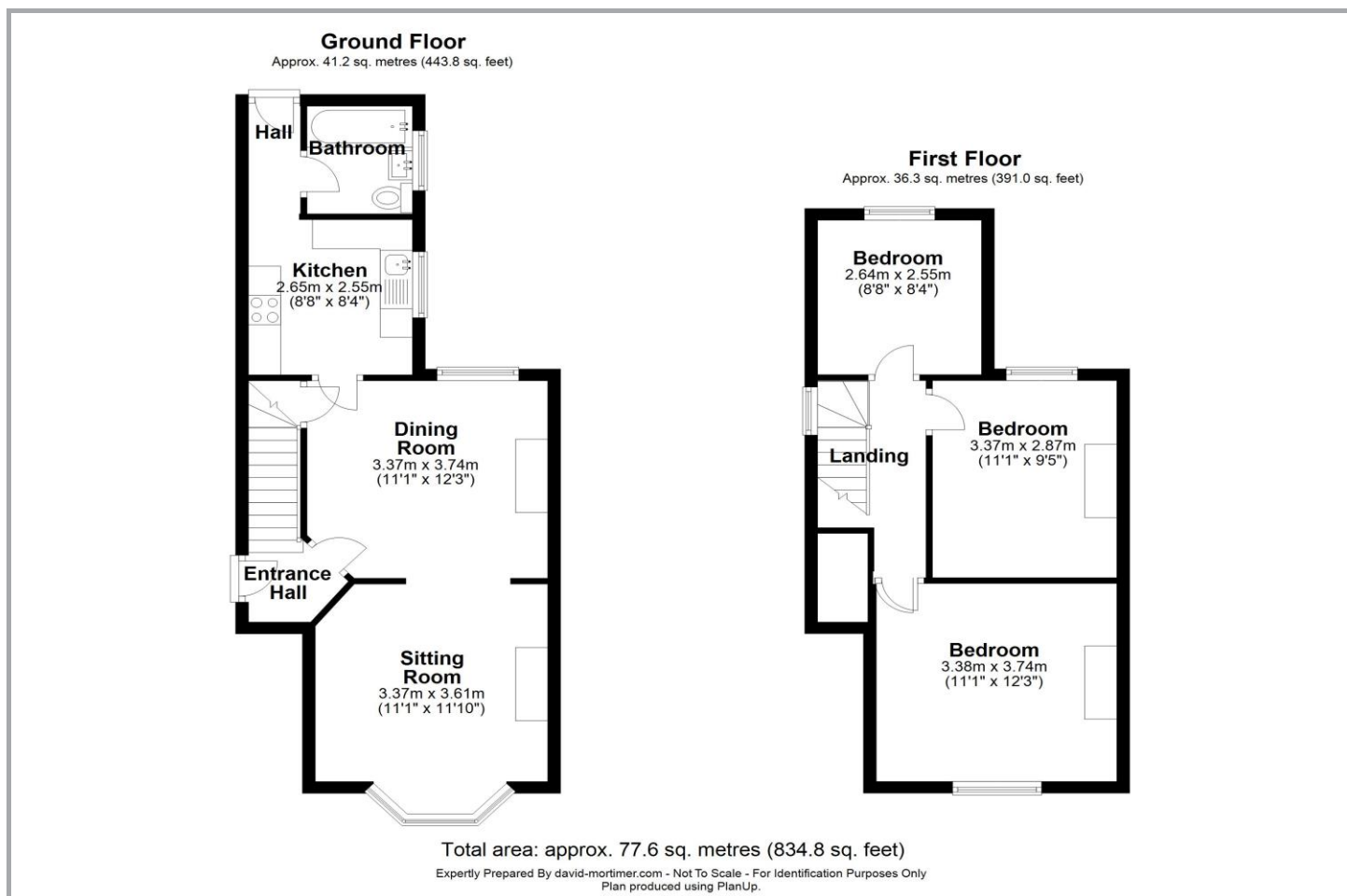
Sitting Room Approx 11’10 x 11’1 (3.61m x 3.37m)

Bay window to front aspect, two radiators, feature fireplace with electric fire mounted on a stone hearth with mantel over.

Kitchen Approx 8’8 x 8’4 (2.65m x 2.55m)

Fitted with stainless steel single bowl sink unit with chrome mixer tap over, work surfaces with base cupboards under, matching eye-level units, cupboard housing Glow Worm combi boiler, built-in 4 ring electric hob with Bosch electric oven under and extractor over, space for fridge, space for washing machine, window to side aspect, radiator, coved and open to:





Rear Hallway

Part-glazed door to rear garden and door to:

Bathroom

Modern white suite comprising panel bath with shower over, shower screen, wall-mounted sink, w.c, part tiled walls, heated towel ladder, tiled flooring, extractor and frosted window to side aspect.

First Floor Part-Galleried Landing

Built-in storage cupboard, window to side aspect and doors to:

Master Bedroom Approx 12'3 x 11'1 (3.74m x 3.38m)

Window to front aspect and radiator.

Bedroom Approx 11'1 x 9'5 (3.37m x 2.87m)

Window to rear aspect and radiator.

Bedroom Approx 8'8 x 8'4 (2.64m x 2.55m)

Window to rear aspect, access to loft and radiator.

Outside

The front garden is attractively planted with flower beds and a pathway leads down the side of the property to the front door and along to a wrought iron gate which gives access to the rear garden.

The rear garden is mainly laid to lawn with a pretty flower and shrub border, a raised patio area and an outside tap.



Disclaimer

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Energy performance certificate (EPC)

11 Luther Road IP34WGH IP2 8BL	Energy rating D	Valid until: 26 June 2033 Certificate number: 0265-1209-0707-6604-1904
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Property type: Semi-detached house
Total floor area: 77 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		



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