



Kingston Road | Ipswich | IP1 4BQ

Guide Price £165,000 Freehold



Kingston Road, Ipswich, IP1 4BQ

An ideal opportunity for investment or FTB to purchase this 2 bedroom mid-terraced property located to the West of Ipswich close to local schools, bus service and ideally situated for access to Morrisons, Aldi and A14/A12 trunk roads. The property is currently rented with the current tenant wishing to remain if possible. The property is arranged over two floors with door into entrance hall, sitting room, dining area, kitchen, utility room, first floor with 2 double bedrooms and bathroom, further benefits include double glazed windows except where mentioned, and gas centrally heated, rear court yard garden. Early inspection recommended.

ENTRANCE

UPVC door into hall, laminate flooring opening into sitting room.

SITTING ROOM

22' 7" x 10' 8" (6.88m x 3.25m) Laminate flooring, radiator, opening into study area/dining area, double glazed window to rear aspect, door into kitchen, door to stairs.

STUDY/DINING

7' x 6' 11" (2.13m x 2.11m) Carpeted flooring, double glazed window to front aspect.

KITCHEN

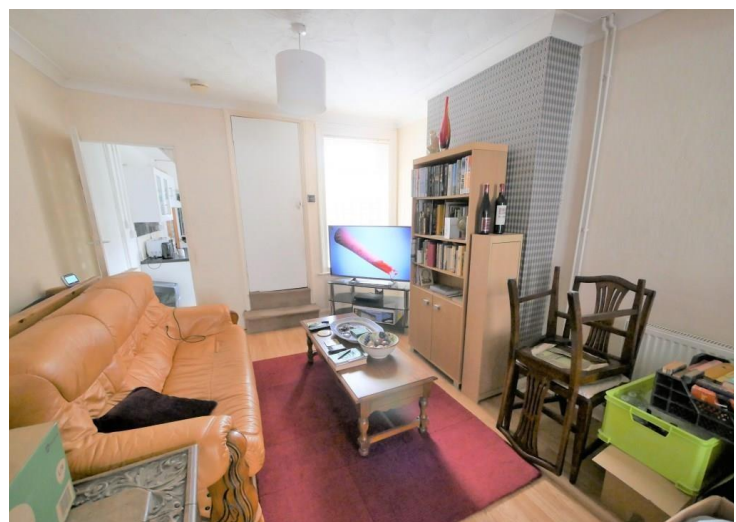
10' 8" x 6' 10" (3.25m x 2.08m) Comprising eye level and base units with roll edge work tops, inset sink with mixer tap, electric oven, extractor over, vinyl floor covering, double glazed window to side aspect, door to side aspect, door into utility.

UTILITY AREA

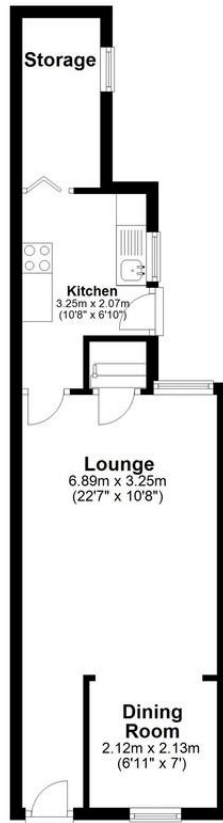
9' x 4' (2.74m x 1.22m) Work tops plumbing for washing machine, window to side aspect.

STAIRS

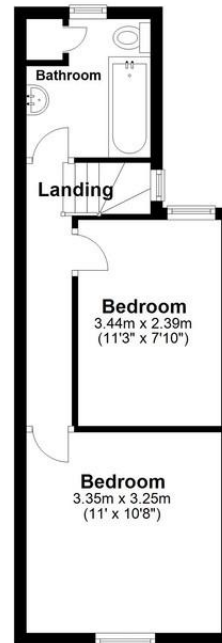
Door from sitting room to carpeted staircase and landing, radiator, loft hatch doors to bedrooms and bathroom.



Ground Floor
Approx. 33.2 sq. metres (357.2 sq. feet)



First Floor
Approx. 29.4 sq. metres (315.9 sq. feet)



Total area: approx. 62.5 sq. metres (673.1 sq. feet)

BEDROOM 1

11' x 10' 11" (3.35m x 3.33m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 2

11' 3" x 7' 10" (3.43m x 2.39m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

7' max x 5' max (2.13m x 1.52m) Comprising low level WC, wash hand basin and bath with electric shower over, vinyl floor covering, Dimplex wall heater, linen cupboard, double glazed window to rear aspect.

OUTSIDE

Enclosed rear garden laid with patio slabs, side pedestrian access, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (A) £1,436.46

NEAREST SCHOOLS

Spingfield infant and junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Energy performance certificate (EPC)

Kingston Road
IPSWICH
IP1 4BQ

Energy rating
D

Valid until: 18 July 2033

Certificate number: 0637-2623-5200-0838-0296

Property type

Mid-terrace 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/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.

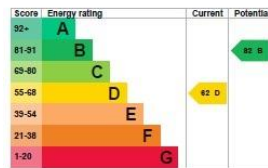
[See how to improve this property's energy efficiency.](#)

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



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