



All Saints Road | Ipswich | IP1 4DG

Guide Price £200,000 Freehold



All Saints Road, Ipswich, Suffolk, IP1 4DG

CHAIN FREE - A well presented, three bedroom semi-detached double bay home located on a favourite road to the popular West of Ipswich, convenient to the town centre, London mainline train station and A14. The accommodation comprises: entrance hall, sitting room, dining room, kitchen and bathroom on the ground floor with landing and three bedrooms on the first floor. To the outside front there is a low maintenance walled garden, whilst to the rear there is an enclosed South Easterly facing garden predominantly laid to slate chip with patio. Further benefits include double glazing, gas fired central heating and on road parking. Viewing is highly recommended.



STORM PORCH

Chequer tiled threshold, double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, door to dining room.

DINING ROOM

12' x 11' approx. (3.66m x 3.35m) Double glazed window to rear, radiator, under stairs cupboard, doors to sitting room and kitchen.



SITTING ROOM

11' max. x 10' 6" approx. (3.35m x 3.2m) Double glazed bay window to front, radiator, television point, coal effect gas fire.

KITCHEN

9' 11" x 7' 11" approx. (3.02m x 2.41m) Double glazed window to side, double glazed door to outside, a range of base and eye level fitted cupboard and drawer units, granite effect work surfaces, stainless steel sink drainer unit with mixer tap, built-in electric oven, inset electric hob, spaces for washing machine, tumble dryer and fridge-freezer, tiled splash backs and floor, door to recess with door to bathroom.





Mortimer EPC
Plan produced using PlanUp.

BATHROOM

Obscured double glazed window to side, radiator, low level WC, pedestal hand-wash basin with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan, vinyl flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

13' 10" x 11' approx. (4.22m x 3.35m) Double glazed bay window to front, double glazed window to front, radiator.

BEDROOM TWO

12' x 8' 10" approx. (3.66m x 2.69m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 11" x 7' 11" approx. (3.02m x 2.41m) Double glazed window to rear, radiator, cupboard housing modern gas fired boiler.

OUTSIDE

To the front there is a low maintenance brick paved garden with gated low wall to boundaries, gated side pedestrian access to the rear. The South Easterly facing landscaped rear garden is predominantly laid to slate chip and brick paving with a low wall separating a patio, there is a wooden shed, tap and fencing to boundaries.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,675.87 PA (2023-2024).

LOCAL SCHOOLS

Handford Hall Primary and Westbourne Academy High.

Energy performance certificate (EPC)

All Saints Road IPSWICH IP1 4DG	Energy rating D	Valid until: 8 August 2031 Certificate number: 0082-1209-5109-3506-1784
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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



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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