

Broom Hill Road | Ipswich | IP1 4EH

Guide Price £225,000 Freehold

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estate agents

Broom Hill Road, Ipswich, Suffolk, IP1 4EH

CHAIN FREE - A larger, three bedroom attached house, located on a sought after no thru road to the popular West of Ipswich, convenient to the town centre, London mainline train station and A14. The accommodation briefly comprises; storm porch, entrance hall, connected sitting and dining rooms, kitchen breakfast room and cloakroom on the ground floor with landing, three double bedrooms and bathroom on the first floor. to the outside there is a low maintenance garden to the front whilst to the rear there is a good-sized established garden with patio. Further benefits include double glazing, gas fired central heating via a modern boiler and some traditional style features. On road parking. Viewing is highly recommended.



STORM PORCH

Double glazed composite door to entrance hall.

ENTRANCE HALL

Stairs rising to first floor, traditional style stripped panel door to sitting room.

SITTING ROOM

11' 11" x 10' 11" approx. (3.63m x 3.33m) Double glazed bay window to front, radiator, traditional style detailed fireplace with motif tiled inserts, dado and picture rails, opening through to dining room.

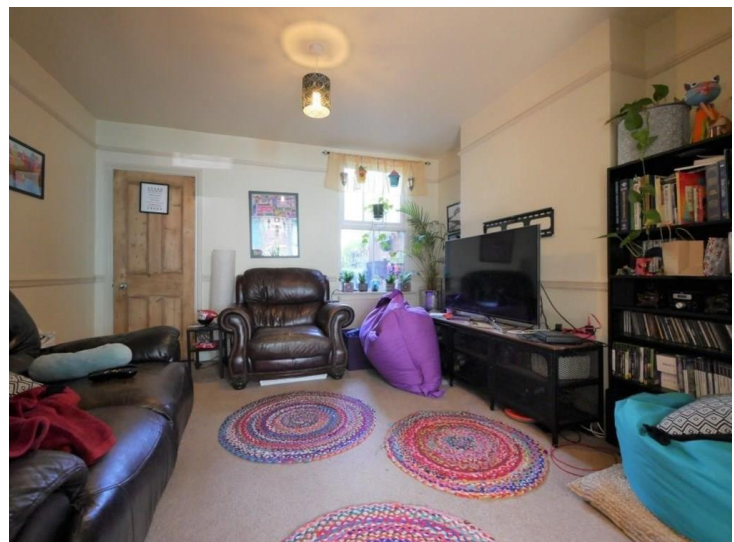


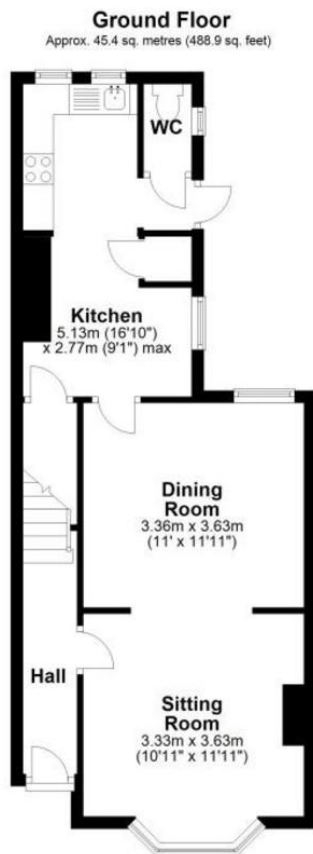
DINING ROOM

11' 11" x 11' approx. (3.63m x 3.35m) Double glazed window to rear, radiator, television point, dado and picture rails.

KITCHEN BREAKFAST ROOM

16' 10" x 9' 1" max. narrowing to 6' 2" plus recess. approx. (5.13m x 2.77m) Twin double glazed windows to rear, double glazed window to side, double glazed door to outside, radiator, under stairs cupboard, built-in cupboard concealing space for washing machine and modern wall mounted gas fired boiler, a range of base and eye level fitted cupboard and drawer units with granite effect work surface, inset stainless steel sink drainer unit with mixer tap, built-in electric oven, inset electric hob, space for fridge-freezer, tiled splash backs and floor, door to cloakroom.





Total area: approx. 91.3 sq. metres (982.5 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

CLOAKROOM

Double glazed window to side, radiator, low level WC, tiled floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, traditional style stripped panel doors to.

BEDROOM ONE

15' 2" x 10' 11" approx. (4.62m x 3.33m) Two double glazed windows to front, radiator.

BEDROOM TWO

11' x 9' 10" approx. (3.35m x 3m) Double glazed window to rear, radiator.

BEDROOM THREE

11' 4" max. x 9' 1" approx. (3.45m x 2.77m) Double glazed window to rear, radiator.

BATHROOM

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

OUTSIDE

To the front there is a low maintenance shingled and paved garden with chequer tiled path leading to the front door, wall and railings to boundaries. The established rear garden is of a decent size and mainly laid to mature lawn with patio, there are trees at the rear secluding a second patio, stocked side border bed, gated rear passageway access and external tap, all enclosed by fencing.

IPSWICH BOROUGH COUNCIL

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

LOCAL SCHOOLS

Springfield Primary and Westbourne Academy High.

Energy performance certificate (EPC)

| | | |
|---------------------------------------|---------------------------|--|
| Broom Hill Road IPSWICH IP1 4EH | Energy rating D | Valid until: 17 October 2029 Certificate number: 8391-6420-6348-6448-5992 |
|---------------------------------------|---------------------------|--|

Property type: Mid-terrace house

Total floor area: 91 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 | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 38-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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