



Kingston Road | Ipswich | IP1 4BQ

Guide Price £125,000 Freehold (Protected Tenancy)



# Kingston Road, Ipswich, Suffolk, IP1 4BQ

**INVESTORS ONLY | PROTECTED TENANT** - A well maintained three-bedroom terraced house, occupied by a protected tenant who will remain and is currently paying £555 per calendar month. Conveniently located to the popular West of Ipswich, the accommodation briefly comprises; hallway, dining room, lounge, kitchen, lobby and bathroom on the ground floor with landing and three bedrooms on the first floor. Further benefits include double glazing and gas fired central heating, to the outside there are front and rear gardens with parking on Kingston Road. Viewing is recommended to fully appreciate the potential investment on offer.

## COMPOSITE DOUBLE GLAZED FRONT DOOR TO

### HALLWAY

Inset mat-well, radiator, doors to lounge and dining rooms.

### SITTING ROOM

8' 8" x 7' 10" approx. (2.64m x 2.39m) Twin double glazed windows to front, radiator.

### DINING ROOM

11' 11" x 11' approx. (3.63m x 3.35m) Double glazed window to rear, radiator, gas fire, television point, door and stairs rising to first floor, door and steps down to kitchen.

### KITCHEN

11' 6" max. narrowing to 8' 11" x 7' 5" approx. (3.51m x 2.26m) Two double glazed windows to side, base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, spaces for cooker, washing machine and fridge-freezer, built-in under stairs cupboard, door to lobby.

### LOBBY

Double glazed door to outside with steps down to rear garden, built-in cupboard housing modern wall mounted gas fired boiler, door to bathroom.



### Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

#### BATHROOM

Obscure double glazed window to side, radiator, panelled bath, pedestal hand-wash basin, close coupled WC, tiled splash backs, extractor fan.

#### LANDING

Loft access, wall mounted electric consumer unit, doors to.

#### BEDROOM ONE

11' 11" x 9' 10" approx. (3.63m x 3m) Twin double glazed windows to front, radiator.

#### BEDROOM TWO

9' 1" x 9' approx. (2.77m x 2.74m) Double glazed window to rear, radiator.

#### BEDROOM THREE

8' 7" x 7' 5" approx. (2.62m x 2.26m) Double glazed window to rear, radiator.

#### OUTSIDE

To the front there is a low maintenance shingled garden with a path leading to the front door. From the back door there are steps down to the rear garden which is mainly laid to mature lawn, there is a pathway leading to the rear and gated access to a passageway which leads to the road. Both gardens are enclosed by fencing.

#### IPSWICH BOROUGH COUNCIL

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

#### LOCAL SCHOOLS

Springfield Primary and Westbourne Academy High.

**Energy performance certificate (EPC)**

Kingston Road IPSWICH IP1 4BQ	Energy rating <b>D</b>	Valid until: 24 October 2029 Certificate number: 9769-2877-7509-9421-8035
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Property type	Mid-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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125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)