



Waterloo Road | Ipswich | IP1 2NY

Guide Price £250,000 Freehold

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estate agents

Waterloo Road, Ipswich, IP1 2NY

CHAIN FREE - A larger, three double bedroom semi-detached house requiring a degree of modernisation, located in the popular West of Ipswich, convenient to the town centre, London mainline train station and A14. The generously proportioned, versatile accommodation briefly comprises; storm porch, entrance hall, sitting room, dining room, breakfast room and kitchen on the ground floor with landing, three double bedrooms and spacious bathroom on the first floor. To the outside there is ample off-road parking to the front whilst to the rear there is a good sized established South West facing garden with elevated patio. Further benefits include predominant double glazing and gas fired central heating via a modern boiler, some original style features remain. Early viewing to appreciate the substantial size and full potential on offer is highly recommended.

STORM PORCH

Double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, stairs with traditional style banister rising to first floor, under stairs recess, decorative arch, electric consumer unit, doors to.

SITTING ROOM

13' 11" x 11' 8" approx. (4.24m x 3.56m) Twin double glazed windows to front, radiator, period style tortoiseshell tiled fireplace with enclosed gas fire, television point.

DINING ROOM

12' 10" x 12' 2" approx. (3.91m x 3.71m) Double glazed French doors to outside, radiator, period style decoratively tiled fireplace with gas fire.

BREAKFAST ROOM

10' 6" x 10' 2" approx. (3.2m x 3.1m) Double glazed window to side, double glazed door to outside, radiator, period style decoratively tiled fireplace, built-in alcove cupboard, door to kitchen.





KITCHEN

10' 6" x 7' 8" max. approx. (3.2m x 2.34m) Double glazed window to side, concealed door to outside, a range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, spaces for electric cooker, washing machine and fridge, tile effect flooring, door to store/potential utility area with double glazed window to rear.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, built-in cupboard, doors to.

BEDROOM ONE

17' 5" x 11' 7" approx. (5.31m x 3.53m) Three double glazed windows to front, radiator, concealed period style cast iron fireplace.

BEDROOM TWO

12' 9" x 11' 6" approx. (3.89m x 3.51m) Double glazed window to rear, radiator, period style cast iron fireplace, built-in alcove cupboard.

BEDROOM THREE

11' 1" x 10' 6" approx. (3.38m x 3.2m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to side, radiator, low level WC, mounted hand-wash basin with cupboard under, panelled bath with mixer tap and shower attachment, tiled splash backs, modern wall mounted gas fired boiler.

OUTSIDE

To the front there is a paved driveway providing ample off-road parking, chequer path to front door and gated side pedestrian access to the rear. The South West facing established rear garden is of a decent size and is enclosed by fencing, there is an elevated patio with steps down to a mature lawn and a door to a close coupled WC (requires reinstating) with double glazed window to the rear aspect.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

LOCAL SCHOOLS

Handford Hall Primary and Westbourne Academy High.

Energy performance certificate (EPC)			
Waterloo Road IPSWICH IP1 2NY	Energy rating D	Valid until: 21 August 2033	Certificate number: 3213-7127-7002-9028-9492

Property type	Semi-detached house
Total floor area	123 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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