



290 Wherstead Road | Ipswich | Suffolk | IP2 9LE

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TOWN & VILLAGE
PROPERTIES

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290 Wherstead Road, Ipswich, Suffolk, IP2 9LE

“A delightful three bedroom semi-detached house situated to the south of the town centre with gardens to the front and rear and offered with no chain beyond.”

Description

A superb opportunity to acquire this three bedroom semi-detached house located within easy reach of the town centre as well as ideally placed for destinations further afield.

Notable benefits include front and rear gardens and no chain beyond.

The accommodation comprises: Entrance Hall, living room, dining room, kitchen, first floor landing, three bedrooms and bathroom.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, radiator and doors to:

Living Room Approx 3.81m x 3.48m

Window to front aspect, picture rail and radiator.

Dining Room Approx 3.80m x 3.35m

Glazed door to rear patio, radiator, laminate flooring and door to:

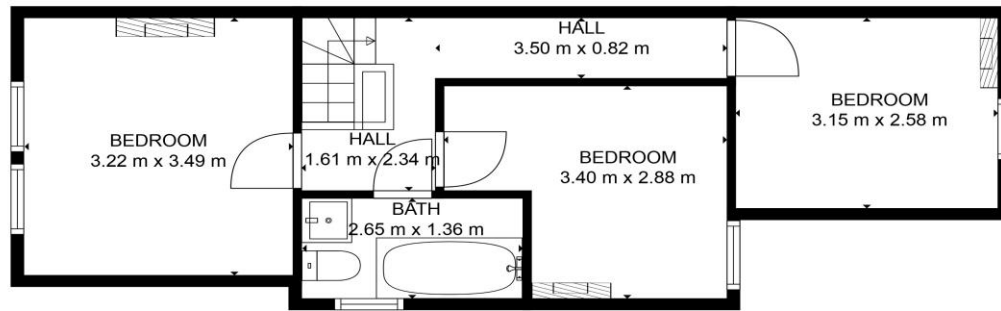
Kitchen Approx 3.15m x 2.58m

Worktops with base cupboards and drawers under, inset with sink, drainer and chrome mixer tap over. Space for washing machine and cooker, tiled splash backs, window to side aspect, wall-mounted gas-fired boiler, radiator and door to outside.

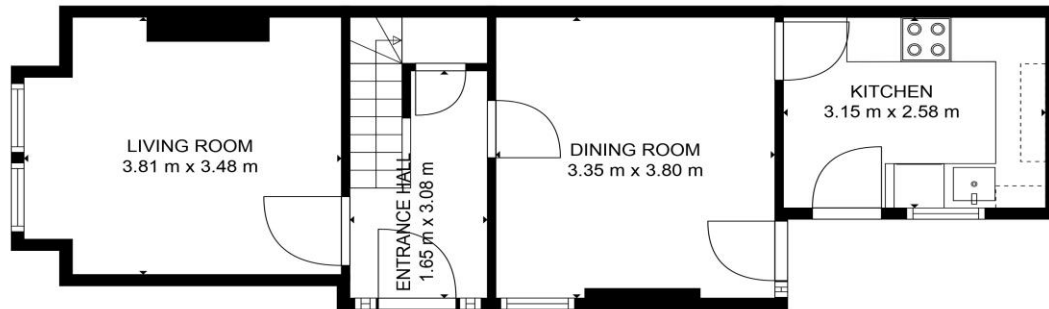
First Floor Landing

Access to loft, cupboard housing electric meters, picture rail and doors to:





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 41 m², FLOOR 2: 36 m²
 EXCLUDED AREAS: LOW CEILING: 4 m²
 TOTAL: 77 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Bedroom Approx 3.15m x 2.58m

Window to rear aspect, radiator and picture rail.

Bedroom Approx 3.40m x 2.88m

Window to rear aspect, radiator and picture rail.

Bedroom Approx 3.49m x 3.22m

Two windows to front aspect, radiator and picture rail.

Bathroom

Comprising panelled bath with shower attachment over, shower screen, vanity sink unit, w.c, heated towel ladder, laminate flooring and frosted window to side elevation.

Outside

The property stands in a slightly elevated position with steps leading up to the front garden and front door. The front garden is predominantly laid to lawn and side pedestrian gate allows access into the rear garden.

The rear garden is mainly laid to lawn with a raised flower bed area, hard standing for seating and an outside tap. Also within the rear garden is a timber storage shed and brick house with power and light connected. The boundaries are mainly defined by wood panel fencing.

Local Authority

Ipswich Borough Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Gas-fired heating.



Disclaimer

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Energy performance certificate (EPC)		
290, Wierstead Road IPSWICH IP2 8LE	Energy rating D	Valid until: 11 August 2029 Certificate number: 9228-5097-6298-6911-3964

Property type	Semi-detached house
Total floor area	83 square metres

Rules on letting this property

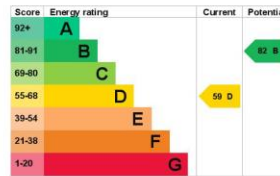
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<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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