



120 Richmond Road | Ipswich | Suffolk | IPI 4DL

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TOWN & VILLAGE
PROPERTIES

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120 Richmond Road, Ipswich, Suffolk, IPI 4DL

“A well-presented three bedroom semi-detached house located within easy reach of the town centre with attractive gardens & detached outbuilding.”

Description

An opportunity to acquire a spacious and well-presented three bedroom semi-detached bay fronted 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 as well as detached outbuilding within the grounds ideal for a variety of uses.

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 in more details comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor and doors to:

Sitting Room Approx 12'5 x 10'3 (3.78m x 3.12m)

Bay window to front aspect, feature inset and picture rails.

Dining Room Approx 10'7 x 10' (3.23m x 3.05m)

Window to rear aspect, door to under stair cupboard with cloak hanging space and door with steps down to:

Kitchen Approx 8' x 7' (2.44m x 2.13m)

Fitted with a matching range of wall and base units with wooden worktops over and inset with circular stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven with four ring gas hob and extractor over, space for washing machine and fridge/freezer, window to side aspect, personnel door to side opening onto the terrace and door to:

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, tiled walls, tiled flooring and frosted window to rear aspect.





First Floor Landing

With access to loft, door to cupboard housing the electric meters and fuse board and doors to:

Master Bedroom Approx 13'4 x 10'1 (4.06m x 3.07m)

Substantial double room with window to front aspect, feature inset with fireplace and picture rails.

Bedroom Two Approx 10' x 8'4 (3.05m x 2.54m)

Double room with window to rear aspect and dado rail.

Bedroom Three Approx 8' x 7'1 (2.44m x 2.16m)

Housing the gas-fired boiler and window to rear aspect.

Outside

The property is set back from the road and is accessed via a terracotta pathway leading to the front door, which in turn neighbours a well-maintained gravelled front garden.

To the rear are predominately lawned gardens with a terrace abutting the rear of the property incorporating a timber storage shed as well as a substantial detached outbuilding ideal for a variety of uses with power and light connected. Boundaries are clearly defined predominately by fencing. A side gate provides private access to the front of the property if required.

Local Authority

Ipswich Borough Council

Council Tax Band – A

Services

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



Disclaimer

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Energy performance certificate (EPC)		
120 Richmond Road IPSWICH IP1 4DL	Energy rating D	Valid until: 8 June 2033 Certificate number: 1537-1226-9200-0431-7206

Property type	Semi-detached house
Total floor area	70 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



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