



Fitzmaurice Road | Ipswich | IP3 9AX

Guide Price £250,000 Freehold

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estate agents

Fitzmaurice Road, Ipswich, Suffolk, IP3 9AX

CHAIN FREE - A well appointed and presented, three bedroom semi-detached family home with extended accommodation, located to the popular South East of Ipswich, convenient to the hospital and A14. The accommodation briefly comprises; storm porch, entrance hall, sitting room, dining room and extended fitted kitchen/breakfast room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside there is a garden to the front which subject to gaining the correct planning permissions could provide off-road parking, whilst to the rear there is a larger established garden, mainly laid to mature lawn with garage and patio. Further benefits include; double glazing and gas fired central heating, the rear garden enjoys a pleasant South Westerly facing open outlook. Early viewing is highly recommended.

STORM PORCH

Traditional style front door with matching half side casements to entrance hall.

ENTRANCE HALL

Radiator, inset matt-well, under stairs cupboard, stairs with traditional style banister rising to first floor, doors to.

KITCHEN-BREAKFAST ROOM

15' 9" x 8' 2" narrowing to 6' 11" approx. (4.8m x 2.49m) Double glazed windows side and rear, double glazed door to garden, radiator, built-in electric oven, inset electric hob with extractor over, granite effect work surfaces, spaces for washing-machine and fridge-freezer, inset sink drainer unit, tiled splash backs, cupboard concealing wall mounted gas fired boiler, tiled floor.

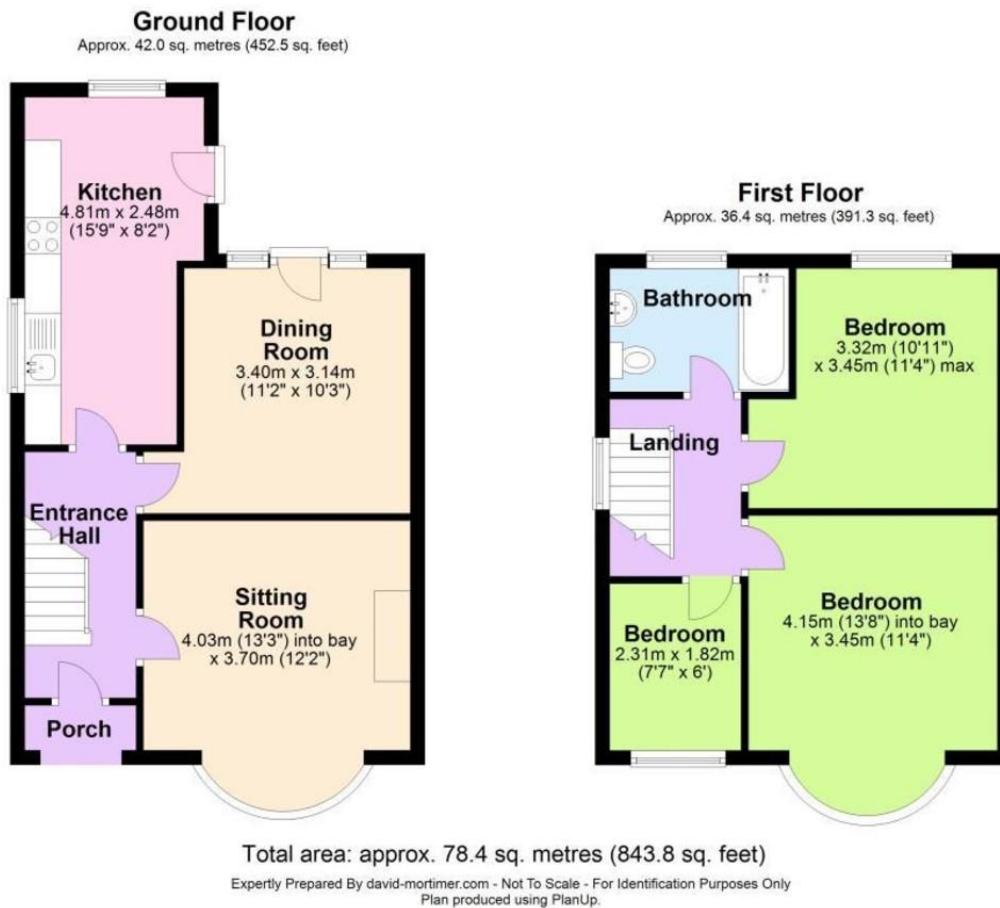
SITTING ROOM

13' 3" into bay x 12' 2" approx. (4.04m x 3.71m) Double glazed bay window to front, radiator, television point and broadband points, feature fireplace recess with traditional style surround, picture rail.

DINING ROOM

11' 2" x 10' 3" approx. (3.4m x 3.12m) Double glazed door with matching side casement to garden, radiator, feature fireplace recess, picture rail.





STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, doors to.

BEDROOM ONE

13' 8" into bay x 11' 4" approx. (4.17m x 3.45m) Double glazed bay window to front, radiator, picture rail.

BEDROOM TWO

11' 4" max. x 10' 11" approx. (3.45m x 3.33m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

7' 7" x 6' (2.31m x 1.83m) Double glazed window to front, radiator, picture rail.

BATHROOM

Double glazed window to rear, radiator, panelled bath with mixer tap and thermostatic shower, low level WC, pedestal hand-wash basin, tiled splash backs, vinyl flooring, loft access.

OUTSIDE

The frontage consists of a mature lawn enclosed by fencing and a pathway leading to the front door, which subject to gaining the correct planning permission could provide off-road parking. The larger South Westerly facing established rear garden is mainly laid to mature lawn with patio and a detached garage with up and over entry door.

IPSWICH BOROUGH COUNCIL

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

SCHOOLS

Murrayfield Primary and Ipswich Academy High.

Energy performance certificate (EPC)

Fitzmaurice Road IP3 8AX	Energy rating D	Valid until: 26 January 2029 Certificate number: 2738-0047-6289-5461-4958
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Property type	Semi-detached house
Total floor area	80 square metres

Rules on letting this property

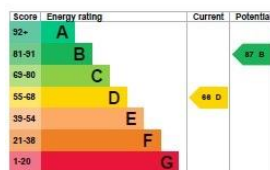
Properties can be let if they have an energy rating from A to E.

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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