



Gladstone Road | Ipswich | IP3 8AT

Guide Price £150,000 Freehold

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Gladstone Road, Ipswich, IP3 8AT

CHAIN FREE - Located to the preferred East of Ipswich with easy convenience to the town centre, waterfront and Copleston School, is this highly individual and deceptively spacious one double bedroom bungalow with off-road parking. This impressive single storey "tardis" like home unexpectedly presents generously proportioned living spaces which briefly comprise; entrance reception with space for a study area, stylish lounge-kitchen-breakfast room, spacious double bedroom and contemporary shower room. To the outside there is a brick paved driveway providing off-road parking to the front, whilst to the rear there is a private garden with established lawn and patio. Further benefits include; double glazing, gas fired central heating via a modern boiler and vulcanized rubber flat roof with skylights for additional natural light. Internal inspection is highly recommended to fully appreciate the size and quality of accommodation on offer. *See Construction & Mortgage Lending Note.

COMPOSITE DOUBLE GLAZED FRONT DOOR

With matching full height side casements to entrance hall.

ENTRANCE HALL WITH STUDY AREA

18' 11" x 7' 3" approx. plus corridor. (5.77m x 2.21m)
Skylight, radiator, two built-in cupboards with one housing a modern wall mounted gas fired boiler, quality wood effect laminate flooring, inset ceiling lights, doors to.

KITCHEN-BREAKFAST & LIVING ROOM

23' 4" x 11' 9" approx. (7.11m x 3.58m) Double glazed French doors with matching full height side casements opening to garden, radiator, television, telephone and broadband points, contemporary range of matt-grey base and eye level fitted cupboard and drawer units, coprolite effect work surfaces, matching breakfast island with base level units and extended breakfasting surface, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, built-in electric oven, inset electric hob with extractor over, spaces for washing machine and fridge-freezer, quality wood effect laminate flooring, inset ceiling lights.



Ground Floor
Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)

BEDROOM

13' 11" x 12' 6" narrowing to 10' 3" approx. (4.24m x 3.81m) Double glazed window to side, radiator, television point, quality wood effect laminate flooring.

SHOWER ROOM

9' 8" x 4' 8" approx. (2.95m x 1.42m) Skylight, chrome heated towel rail, double shower cubicle with sliding glass door entry, thermostatic fixed head shower and separate rinser, stone effect tiled splash backs, mounted hand-wash basin with mixer tap and cupboard under, low level WC, wood effect flooring, inset ceiling lights, extractor fan.

OUTSIDE

There is a brick paved driveway to the front providing off-road parking. To the rear there is a private enclosed garden mainly laid to mature lawn with patio, a gate and passageway provides access to Foxhall Road.

IPSWICH BOROUGH COUNCIL

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

SCHOOLS

Clifford Primary and Copleston High.

***CONSTRUCTION & MORTGAGE LENDING INFORMATION**

The property is the professional conversion and additions to what was previously a garage. As we understand it, whilst the conversion has been constructed in accordance with the required planning permissions and building regulations required at the time, the construction differs from standard. As such, we would recommend this information is disclosed to your mortgage lender or broker to ascertain lending viability prior to viewing as a cash purchase may be required. The seller is able to provide construction process details on request.

Energy performance certificate (EPC)

Gladstone Road Ipswich IP3 8AT	Energy rating C	Valid until: 19 July 2031 Certificate number: 2403-3002-1303-5529-5200
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Property type	Detached bungalow
Total floor area	61 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 C. It has the potential to be B.

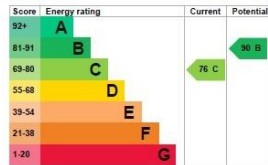
[See how to improve this property's energy efficiency.](#)

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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