



High Street | Sproughton | Ipswich | IP8 3AF

Guide Price £185,000 Freehold



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estate agents



# High Street, Sproughton, Ipswich, Suffolk, IP8 3AF

CHAIN FREE - A larger, two double bedroom end of terrace cottage with traditional-style character features, located within the popular village of Sproughton and benefitting from allocated off-road parking. The accommodation is of good proportions and briefly comprises; entrance hall with stairs off, sitting room with traditional style feature fireplace and kitchen-breakfast room with pantry cupboard and access to the basement on the ground floor with landing, two double bedrooms both with traditional style feature fireplaces and bathroom on the first floor. To the outside there is a predominantly paved easterly facing garden with single and double gates which access the side road where there is also an allocated parking space. Further benefits include double glazing, gas fired central heating and natural wood flooring in the entrance hall. Early viewing is highly recommended.

## DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Wall mounted electric radiator, natural wood flooring, stairs with traditional style spindle railed banister rising to first floor, traditional style stripped wood panel doors to kitchen breakfast room and sitting room.

### KITCHEN-BREAKFAST ROOM

17' 11" x 10' 2" approx. (5.46m x 3.1m) Double glazed windows to side and rear, double glazed door to garden, radiator, a range of classic style base and eye level wood fronted fitted cupboards, display cabinets and drawer units, marble effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, space for gas cooker, under counter spaces for white goods, wall mounted gas-fired boiler, extractor fan, built-in pantry cupboard, door and steps down to basement.

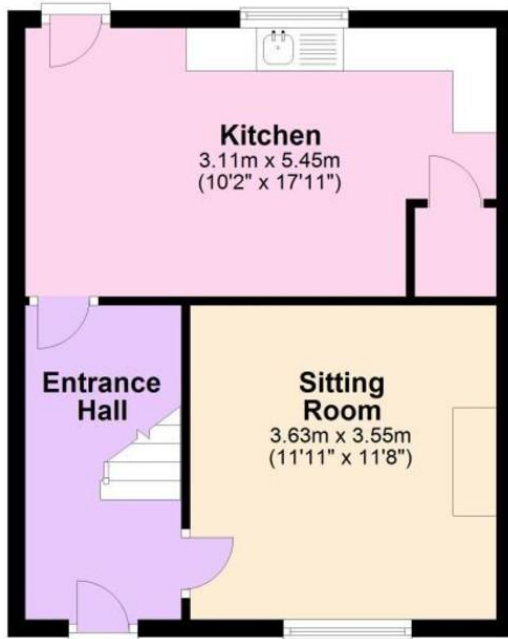
### BASEMENT

11' 4" x 8' 7" approx. plus recess. (3.45m x 2.62m) Double glazed window to front.



## Ground Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 74.6 sq. metres (802.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### SITTING ROOM

11' 10" x 11' 8" approx. (3.61m x 3.56m) Double glazed window to front, radiator, traditional style cast iron feature fireplace with motif tyle inserts and wood surround with mantle, Sky, telephone and BT Open Reach points.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to front, loft access, traditional style stripped wood panel doors to.

### BEDROOM ONE

11' 11" x 11' 8" approx. (3.63m x 3.56m) Double glazed window to front, radiator, traditional style cast iron feature fireplace with wood surround and mantle, Sky point.

### BEDROOM TWO

13' 6" x 10' 2" approx. max. (4.11m x 3.1m) Double glazed window to rear, radiator, Sky point, traditional style cast iron feature fireplace with wood surround and mantle, built-in airing cupboard housing hot water tank.

### BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, panel bath with mixer tap and electric shower over, pedestal hand-wash basin, low level WC, tiled splash backs and floor, inset ceiling lights.

### OUTSIDE

To the outside there is a predominantly paved easterly facing rear garden enclosed by walls and fencing with two exposed flower beds which are overgrown, a single and double gates access the side road where there is an allocated parking space.

### BABERGH COUNCIL

Tax band A - Approximately £1,357.30 PA (2023-2024).

### SCHOOLS

Sproughton C of E Primary and Westbourne Academy High.

### Energy performance certificate (EPC)

High Street Sproughton IPSWICH IP8 3AF	Energy rating <b>D</b>	Valid until: 18 January 2029 Certificate number: 8281-5429-5560-1641-7992
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Property type	End-terrace house
Total floor area	76 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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