



62 Rectory Road | Ipswich | Suffolk | IP2 8EQ

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PROPERTIES

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# 62 Rectory Road, Ipswich, Suffolk, IP2 8EQ

*“A superb opportunity to acquire this spacious two bedroom terraced house located just a stone’s throw from both the town centre & railway station.”*

## Description

A spacious two double bedroom terraced house located just a stone’s throw from both Ipswich town centre and railway station. The property has undergone significant updating and improvement by the current owners, yet offers great potential for further improvement.

Other notable benefits include front and rear gardens as well as a substantial timber storage shed incorporated within the plot.

## 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 detail comprises:

### Porch

Covered space with attractive tiled flooring and front door to:

### Entrance Hall

Tiled flooring, stairs rising to the first floor, cloak hanging space and doors to:





**Sitting Room Approx 13'6 into bay x 11'1 (4.11m into bay x 3.38m)**

With attractive bay window to front aspect and feature inset and parquet flooring.

**Dining Room Approx 12' x 11'7 (3.66m x 3.53m)**

French doors to the rear opening onto the terrace, tiled flooring, feature inset and open plan to:

**Kitchen Approx 10' x 8'10 (3.05m x 2.69m)**

Fitted with a matching range of wall and base units with worktops over and inset with ceramic sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring induction hob with extractor over and washing machine. Space for tumble dryer and American style fridge/freezer. Window to side aspect, housing for Ideal gas-fired boiler, partly tiled walls and tiled flooring.

**First Floor Landing**

Access to loft, door to substantial storage cupboard with shelving, additional cupboard housing the electric meters and fuse board and doors to:

**Master Bedroom Approx 14'4 x 11' (4.37m x 3.36m)**

Double room with two windows to front aspect.

**Bedroom Two Approx 12' x 9' (3.66m x 2.74m)**

Double room with window to rear aspect.

**Family Bathroom**

Generous space offering white suite comprising w.c, hand wash basin, panelled bath with shower attachment over, heated towel rail, partly tiled walls, spotlights, tiled flooring and frosted window to rear aspect.

**Outside**

The property is set slightly set back from the road and is accessed via steps followed by a pathway leading to the front door and this neighbours a cottage garden to the front.

To the rear are proportionate gardens with a terrace abutting the rear of the property with boundaries predominately defined by fencing. Incorporated within the plot is a substantial timber storage shed.

**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)**

62 Rectory Road IPSWICH IP2 8EQ	Energy rating <b>C</b>	Valid until: 1 November 2033 Certificate number: 0720-3931-0209-5457-8204
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Property type	Mid-terrace house
Total floor area	78 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



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