



124 Highfield Road | Ipswich | Suffolk | IP1 6DS

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TOWN & VILLAGE
PROPERTIES

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124 Highfield Road, Ipswich, Suffolk, IPI 6DS

“A superb opportunity to acquire this spacious and well-presented three bedroom semi-detached house offering ample off-road parking, garage, proportionate gardens & no onward chain.”

Description

A spacious and well-presented three bedroom semi-detached bay-fronted house situated in a tucked away location, ideal for the town centre as well as destinations further afield.

Notable benefits include ample off-road parking, a single garage and proportionate, private front and rear gardens.

Overall the property is offered in good condition as well as with the added benefit of no onward chain.

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:

Door to:

Porch

Covered space with terracotta tiled flooring and front door to:

Entrance Hall

Welcoming light and airy space with stairs rising to the first floor, door to under stairs cupboard, window to side aspect, door to additional storage cupboard housing the electric meters and fuse board and doors to:

Living Room Approx 3.9m including bay x 3.66m

With attractive bay window to front aspect overlooking the front gardens and feature inset with electric coal effect fireplace with wooden mantel surround.

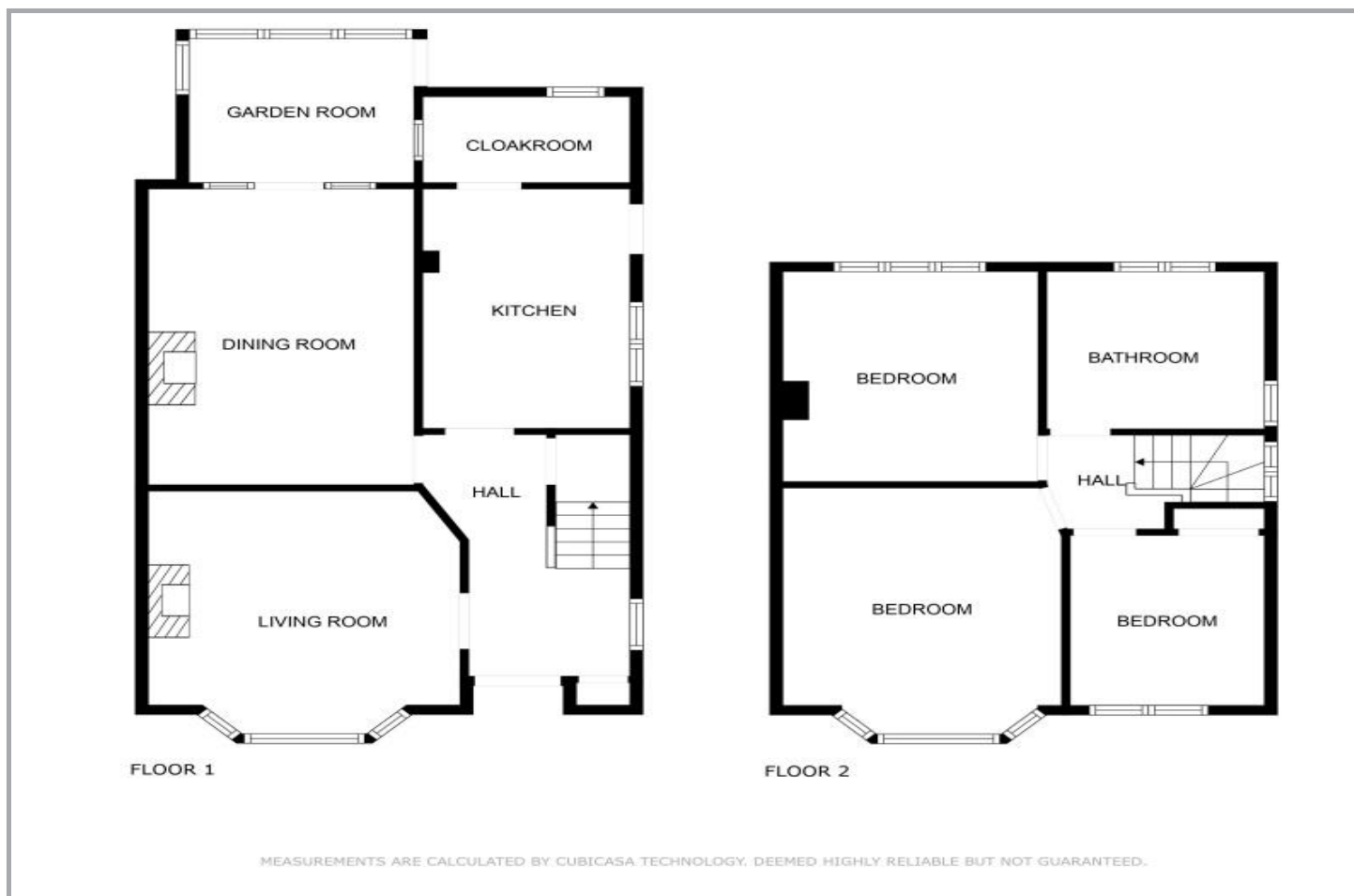
Dining Room Approx 4.79m x 3.12m

Feature inset with coal effect electric fireplace and wooden mantel surround, Karndean flooring, skylight and door with windows on either side to:

Garden Room Approx 2.64m x 2.33m

Window to rear aspect and personnel door opening onto the terrace. This more recent addition to the property is predominately of brick construction but with a Perspex roof.





Kitchen Approx 3.94m x 2.34m

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Diplomat oven, grill and four ring gas hob with extractor. Space for fridge, spotlights, tiled flooring, personnel door to side opening onto the driveway and door to:

Cloakroom/Utility Room Approx 2.19m x 1.79m

White suite comprising w.c, hand wash basin with tiled splashback, double aspect frosted windows to the rear and side, tiled flooring, worktop with space below for white goods, eye-level unit with shelving, housing for Vaillant gas-fired boiler and extractor.

First Floor Landing

Window to side aspect and doors to:

Master Bedroom Approx 4.06m into bay x 3.33m

Double room with bay window to front aspect.

Bedroom Two Approx 3.48m x 3.03m

Double room with window to rear aspect.

Bedroom Three Approx 2.55m

Window to front aspect and door to storage cupboard.

Family Bathroom

White suite comprising w.c, hand wash basin, tiled shower cubicle, panelled bath with shower attachment, partly tiled walls, double aspect frosted windows to the rear and side, access to loft and extractor.

Outside

The property is set well back from the road and is accessed

through gates, which in turn leads to a private drive providing ample off-road parking as well as giving access to the single garage with up and over door, power and light connected and frosted window to rear. The gardens are private in nature, predominantly lawned and boundaries are mainly defined by panel fencing. A terrace abuts the rear of the property.

Garage Approx 4.66m x 2.5m

Local Authority

Ipswich Borough Council

Council Tax Band – C

Services

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



Disclaimer

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Energy performance certificate (EPC)

124 Highfield Road
IPSWICH
IP1 6DJ

Energy rating
C

Valid until: 21 November 2033

Certificate number: 5837-1229-7209-0612-4222

Property type: Semi-detached house
Total floor area: 96 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](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's 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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