



Boston Road | Ipswich | IP4 4EQ

Guide Price £200,000 Freehold

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estate agents

Boston Road, Ipswich, IP4 4EQ

CHAIN FREE - A very well presented two double bedroom end of terrace home, ideally located to the popular North East side of Ipswich and convenient to Northgate School. The accommodation comprises; lounge, dining room and fitted kitchen with integrated appliances on the ground floor, landing, two double bedrooms and bathroom on the first floor and below ground cellar accessed from the kitchen. To the outside there is a low maintenance front garden and pleasant partially walled rear garden mainly laid to mature lawn. Further benefits include; predominant double glazing, dual aspect windows in lounge, dining room and bedroom one, gas fired central heating, stripped wood panelled internal doors and traditional style fireplaces. On road parking. Early viewing is highly recommended.



DOUBLE GLAZED FRONT DOOR TO

LOUNGE

12' 6" x 10' 9" approx. (3.81m x 3.28m) Double glazed windows to front and side, radiator, living flame gas fire, television point, BT Open Reach point, opening through to dining room.



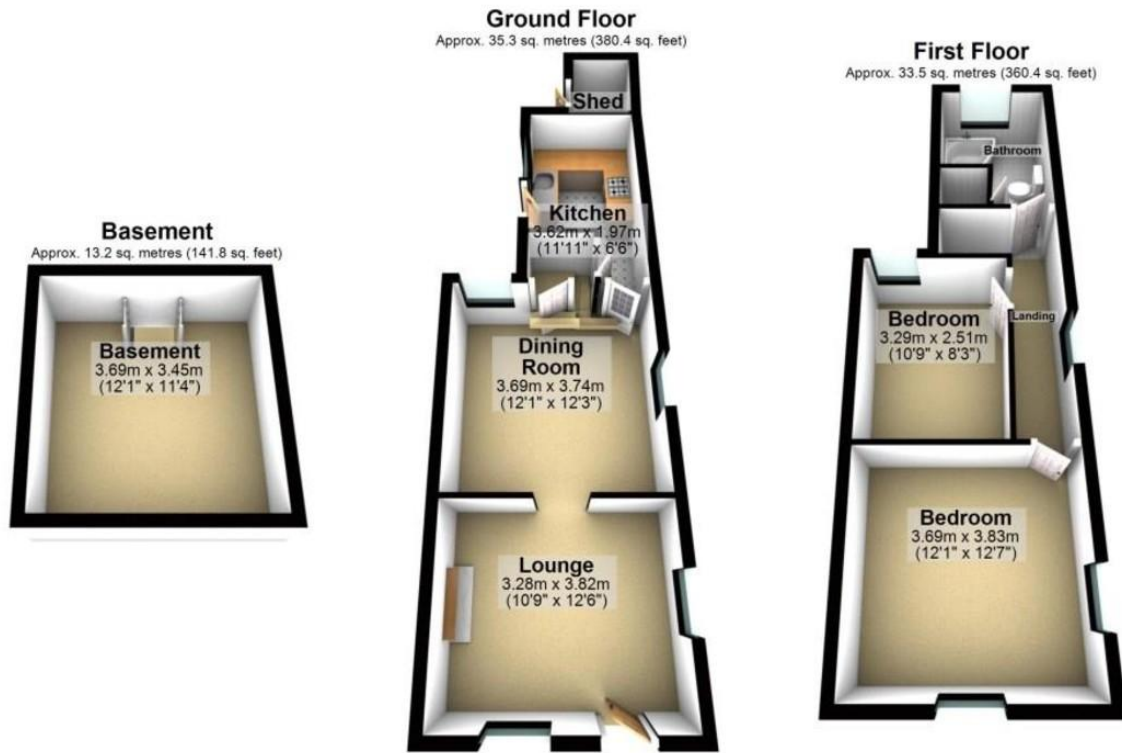
DINING ROOM

12' 3" x 12' 1" approx. (3.73m x 3.68m) Double glazed windows to side and rear, radiator, two wall uplighters, stripped wood panelled doors to stairs rising to first floor and steps down to kitchen.

KITCHEN

11' 11" x 6' 6" approx. plus recess. (3.63m x 1.98m) Double glazed window to side, radiator, a range of wood effect base and eye level fitted units with under unit courtesy lighting over granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, inset electric hob with extractor over, built-in electric oven and grill, integrated fridge, under counter space for washing machine, tiled splash backs, tile effect flooring, inset ceiling lights, double glazed door to garden, recess with stripped wood panelled door and steps down to cellar.





Total area: approx. 82.0 sq. metres (882.5 sq. feet)

CELLAR

12' 1" x 11' 4" approx. (3.68m x 3.45m) Single glazed window to recessed brick enclosed space with UPVC cover, radiator, mains power and lighting.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, radiator, loft access with pull down ladder to part boarded loft space, second loft access to loft crawl space, over head cupboard concealing electric consumer unit, stripped wood panelled doors to.

BEDROOM ONE

12' 7" x 12' 1" approx. (3.84m x 3.68m) Double glazed windows to front and side, radiator, traditional style feature fireplace with wood surround, two wall uplighters.

BEDROOM TWO

10' 9" x 8' 3" approx. (3.28m x 2.51m) Double glazed window to rear, radiator, traditional style feature fireplace with wood surround, built-in cupboard housing gas fired boiler.

BATHROOM

Obscured double glazed window to rear, radiator, corner panelled bath with mixer tap and shower over, pedestal hand wash basin with mixer tap, low level WC, tiled splash backs, tile effect flooring, inset ceiling lights, extractor fan.

OUTSIDE

To the front there is a wall enclosed low maintenance garden with pedestrian access from the pavement consisting of shingle, paving and path to front door. The pleasant rear garden is partially walled with gated pedestrian access to the back, it is mainly laid to mature lawn with a paved patio, there is a useful brick built store with shelving and an external tap.

ON ROAD PARKING

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS

St Mary's Catholic Primary and Northgate High.

Energy performance certificate (EPC)		
Boston Road IPSWICH IP4 4EQ	Energy rating E	Valid until: 2 December 2033 Certificate number: 2130-3999-8870-2196-0975

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 E. It has the potential to be C.

[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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