

Kitchener Road | Ipswich | IP1 4DT

Offers In Excess Of £180,000 Freehold

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Kitchener Road, Ipswich, IP1 4DT

A charming, three-bedroom single bay attached home of good proportions, located to the popular West of Ipswich, convenient to the A14, town centre and Ipswich mainline to London train station. The accommodation, which presents with some character features, briefly comprises; enclosed porch, entrance hall, sitting and dining room, kitchen, rear lobby/utility area and bathroom on the ground floor with landing and three comfortable bedrooms on the first floor. To the outside there is a low maintenance walled front garden, whilst the rear garden is mainly laid to established lawn with elevated decking areas and a shed/workshop, all enclosed by fencing. Further benefits include gas fired central heating and double glazing, there is on road parking to the front. Early viewing is highly advised.

DOUBLE GLAZED FRONT DOOR TO

ENCLOSED PORCH

Traditional style wooden door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, traditional style stripped wood panelled door to sitting and dining room.

SITTING AND DINING ROOM

SITTING AREA

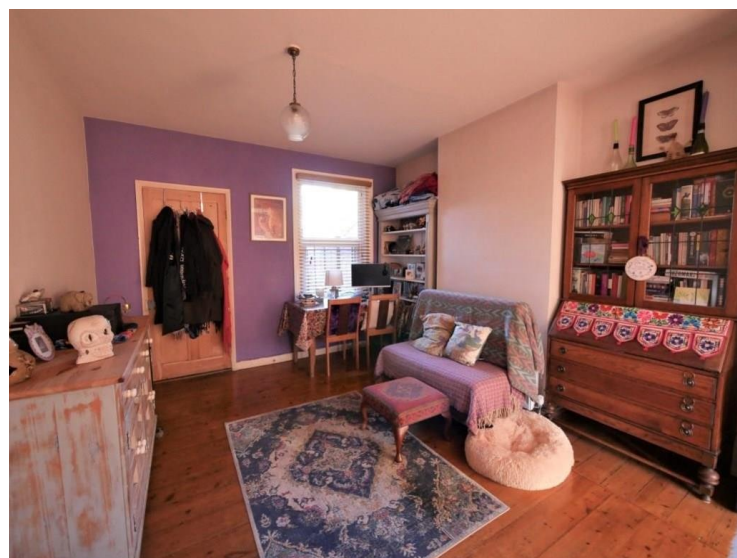
11' 4" x 11' approx. (3.45m x 3.35m) Double glazed bay window to front, radiator, revealed brick open fireplace with traditional style wooden surround, exposed floor boards.

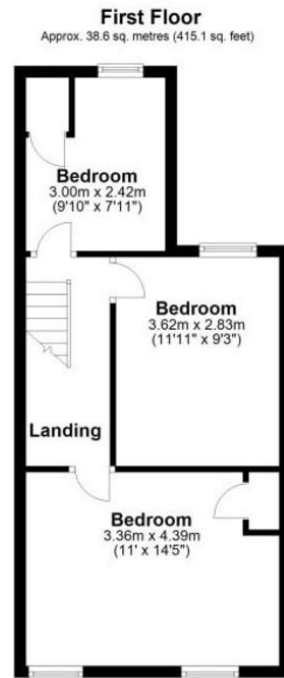
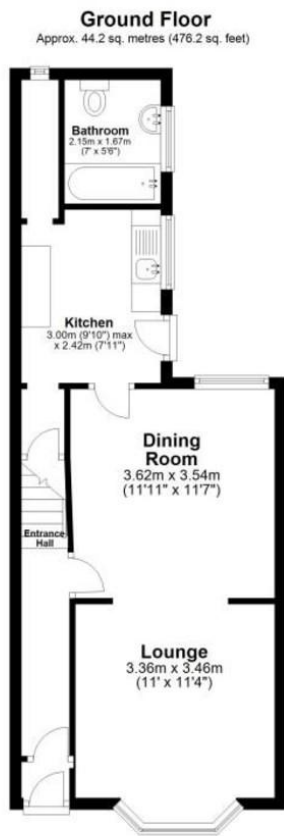
DINING AREA

11' 11" x 11' 7" approx. (3.63m x 3.53m) Double glazed window to rear, radiator, exposed floor boards, traditional style stripped wood panelled door to kitchen.

KITCHEN

9' 10" x 7' 11" approx. (3m x 2.41m) Double glazed window to side, double glazed door to garden, electric heater, classic style range of base and eye level fitted cupboard and drawer units with marble effect work surfaces, inset composite sink drainer unit with flexi-mixer tap, electric cooker, freezer, under stairs pantry recess, wall mounted gas fired combination boiler (installed in approximately 2010), stone effect tiled floor, opening through to rear lobby/utility area with double glazed window to rear, space for washing machine and traditional style stripped wooden panelled door to bathroom.





Total area: approx. 82.8 sq. metres (891.3 sq. feet)

BATHROOM

7' x 5' 6" approx. (2.13m x 1.68m) Obscured double glazed window to rear, traditional style column radiator with heated towel rail, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, stone effect tiled floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, traditional style stripped wooden panelled doors to.

BEDROOM ONE

14' 5" x 11' approx. (4.39m x 3.35m) Two double glazed windows to front, radiator, built-in cupboard to alcove, exposed floor boards.

BEDROOM TWO

11' 11" x 9' 3" approx. (3.63m x 2.82m) Double glazed window to rear, radiator, exposed floor boards.

BEDROOM THREE

9' 10" x 7' 11" approx. (3m x 2.41m) Double glazed window to rear, radiator, built-in cupboard, wood effect flooring.

OUTSIDE

Paved, low wall enclosed frontage with pathway to front

door. The rear garden is mainly laid to established lawn with two elevated decking entertainment areas, pathway leading to gated rear pedestrian access to passageway and shed/workshop.

SHED/WORKSHOP

10' 3" x 6' 2" approx. (3.12m x 1.88m) Block and timber construction with wrap around sheltered veranda.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,675.87 PA (2023-2024).

NEAREST SCHOOLS

Springfield Primary and Westbourne Academy High.

DIRECTIONS

Heading along Norwich Road towards the town centre, turn right into Kitchener Road and the property is found on the right hand side.

PLACES OF INTEREST (APPROXIMATE DISTANCES)

A14 1.8 miles, town centre 1.5 miles, train station 1.9 miles, Ipswich Hospital 3.5 miles.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are

set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Kitchener Road IPSWICH1 IP1 4DT		Energy rating D	Valid until: 18 January 2034 Certificate number: 0992-1209-8004-5801-1904
Property type		Mid-terrace house	
Total floor area		83 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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