



Norfolk Road | Ipswich | IP4 2HB

Guide Price £185,000 Freehold

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Part of the Your Ipswich Group

Norfolk Road, Ipswich, IP4 2HB

INTRODUCTION

CHAIN FREE - A charming, three bedroom over passage Victorian attached home of good proportions, located to the popular North East of Ipswich, convenient to the town centre and Christchurch Park. The tastefully presented accommodation comprises; sitting and dining room, classic style fitted kitchen, rear lobby and bathroom on the ground floor, with landing, and three bedrooms on split upper levels. To the outside there is a pleasant established rear garden, mainly laid to mature lawn with shingle and tiled entertainment area and wooden shed. Further benefits include; predominant double glazed traditional style sash windows, gas central heating, some exposed floorboards, composite front entrance door and traditional style wood panelled internal doors. Permit parking is on road, Ipswich Borough Council Permit Parking Zone 3. Viewing is highly advised.

COMPOSITE FRONT DOOR TO

SITTING AND DINING ROOM

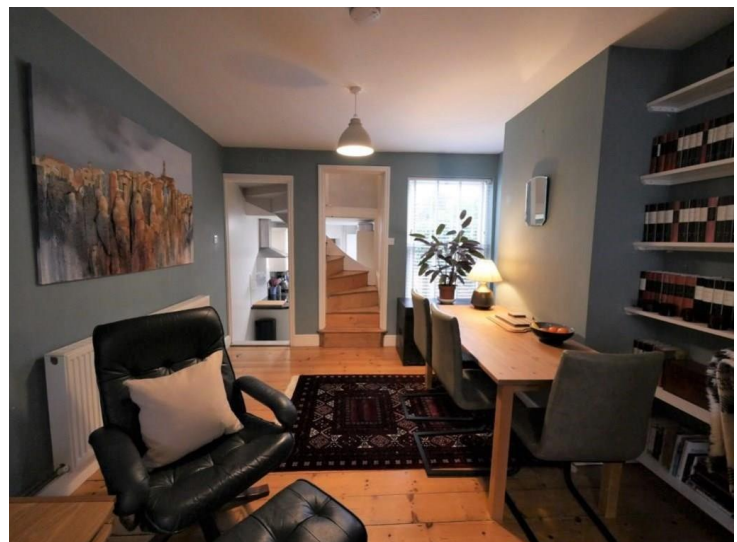
21' 6" x 10' 10" approx. (6.55m x 3.3m) Traditional style double glazed sash windows to front and rear, two radiators (one traditional style column), feature fireplace recess, shelved alcoves, exposed floorboards, BT Openreach and Virgin telephone and broadband points, television point, doorway sized opening to curved staircase rising to upper levels (bedroom three and landing) with aperture through to kitchen, doorway sized opening and steps down to kitchen.

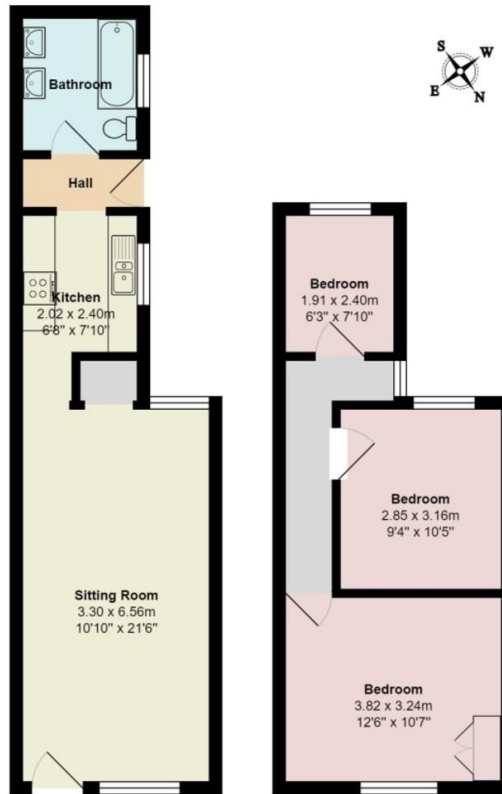
KITCHEN

7' 10" x 6' 8" approx. (2.39m x 2.03m) Double glazed window to side, under-floor heating, a classic style range of base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset one and a half bowl ceramic sink drainer unit with mixer tap, built-in electric oven and grill, inset induction hob with extractor over, integrated fridge and freezer, plumbing for washing-machine, wall mounted gas fired boiler, tiled splash backs and floor, doorway sized opening to rear lobby.

REAR LOBBY

Double glazed side door to garden, shelved recess, tiled floor, traditional style wood panelled door to bathroom.





BATHROOM

Obscured double glazed window to side, traditional style chrome heated towel rail, panelled bath with fixed head thermostatic shower over and side screen, twin pedestal hand-wash basins, close coupled WC, extractor fan, tiled splash backs and floor.

STAIRS RISING TO UPPER LEVELS

Traditional style wood panelled door approximately two thirds up accessing bedroom three, then continuing to ascend to landing.

BEDROOM THREE

7' 10" x 6' 3" approx. (2.39m x 1.91m) Traditional style double glazed sash window to rear, radiator, shelved recess, exposed floor boards.

LANDING

Loft access, wall mounted electric consumer unit, side window over stairwell, exposed floorboards, traditional style wood panelled doors to.

BEDROOM ONE

12' 6" x 10' 7" approx. (3.81m x 3.23m) Traditional style double glazed sash window to front, radiator, fitted wardrobe to alcove, exposed floorboards.

BEDROOM TWO

10' 5" x 9' 4" approx. (3.18m x 2.84m) Traditional style double glazed sash window to rear, radiator, exposed floorboards.

OUTSIDE

To the outside there is a pleasant established rear garden, mainly laid to mature lawn with shingle and tiled entertainment area and wooden shed, enclosed by fencing to boundaries. There is a side gate providing access to a passageway which meets the road, an external tap and light. Permit parking is on road, Ipswich Borough Council Zone 3.

PERMIT PARKING

Ipswich Borough Council Permit Parking Zone 3 (2023-2024).
First Residents Permit approximately £60 PA
Second Residents Permit approximately £120 PA

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,436.46 PA (2023-2034).

NEAREST SCHOOLS (.GOV (2024)

St Margaret's Primary and Northgate High.

DIRECTIONS

Heading East on Valley Road/A1214, at the roundabout take the third exit onto Westerfield Road/B1077, in 0.5 miles bear left onto Parkside Avenue, cross Tuddenham Road onto Hervey Street, in 0.3 miles turn left onto Norfolk Road. The property is approximately halfway down Norfolk Road on the right hand side.

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.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your 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)		
Norfolk Road IPSWICH IP4 2TB	Energy rating D	Valid until: 7 February 2034 Certificate number: 0811-4184-6002-0002-9202
Property type	Mid-terrace house	
Total floor area	68 square metres	



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

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