

Gatacre Road, Ipswich, IP1 2LQ

Price £180,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Gatacre Road, Ipswich, IP1 2LQ

We are delighted to be offering for sale this 2 bedroom end of terraced property which has been refurbished by the current owner and offers a great opportunity to extend on the ground floor to the rear of the property. The property is arranged over two floors comprising sitting room and dining room both with log burners, modern fitted kitchen with walk in pantry, side conservatory lobby, spacious workshop area, stairs to first floor leading to 2 double bedrooms and bathroom. Further benefits include double glazing where stated, Baxi gas boiler fitted in 2021 and gardens front & rear. This would make an ideal purchase for a first time buyer or an investment.



## SITTING ROOM

11' 8" x 11' 1" (3.56m x 3.38m) Double glazed door into sitting room, laminate flooring, double glazed window to front aspect, radiator, open fireplace with log burner, door through to dining room.

## DINING ROOM

13' 10" x 11' 8" (4.22m x 3.56m) Laminated flooring, storage cupboard under stairs, open fireplace with log burner, double glazed window to rear aspect, radiator, door to stairwell and door through to kitchen.

## KITCHEN

9' 3" x 6' 11" (2.82m x 2.11m) Modern White glossy fronted eye level and matching base units with roll edge work tops, 4 ring gas hob with modern extractor over electric oven, stainless steel sink with hot & cold mixer tap, plumbing for washing machine space for fridge freezer, laminate flooring, radiator, door to side lobby, window to side aspect, walk in larder cupboard housing wall mounted gas Baxi boiler.



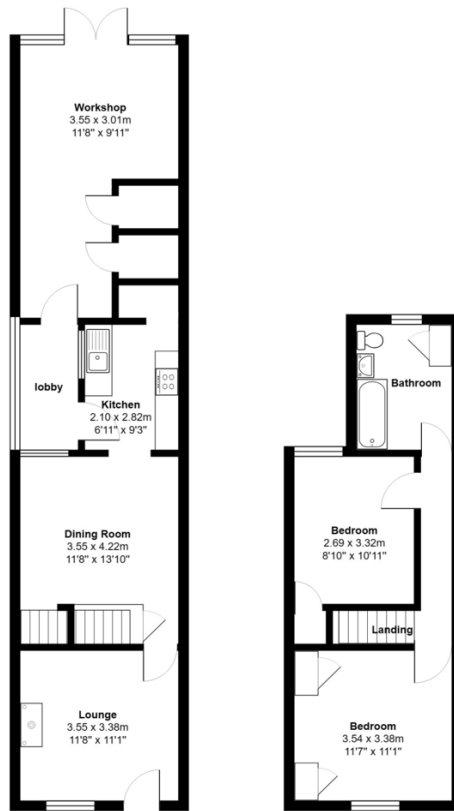
## SIDE CONSERVATORY LOBBY

9' 4" x 4' 2" (2.84m x 1.27m) Tiled flooring, radiator, double glazed windows to side aspect, double glazed door to Workshop area.

## COVERED AREA

10' x 9' 9" (3.05m x 2.97m) Decking, side gate to passage, storage cupboard & high level flushing WC under roof step down to workshop area.





Total Area: 94.5 m<sup>2</sup> ... 1017 ft<sup>2</sup>

### WORKSHOP AREA

11' 8" x 9' 11" (3.56m x 3.02m) Paved flooring, double doors to rear garden.

### STAIRS

From dining room central carpet to stairs and landing with exposed floor boards, loft hatch, doors to bedrooms and bathroom.

### BEDROOM 1

11' 1" x 10' 9" (3.38m x 3.28m) Laminated flooring, double glazed window to front aspect, radiator, 2 built in wardrobes with hanging and shelving.

### BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m) Stripped floor boards, double glazed window to rear aspect, radiator, built in storage cupboard.

### BATHROOM

9' 6" x 7' (2.9m x 2.13m) Comprising low level WC, wash hand basin and bath with electric shower over, double glazed window to rear aspect, built in storage cupboard housing electric shaver socket, chrome heated towel rail, laminate flooring.

### OUTSIDE

Enclosed front garden surrounded by brick wall, side access to property leading to rear garden which is laid to lawn, veggie patch, garden shed to remain, log store, all enclosed by fencing.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (A) £1,502.70

### NEAREST SCHOOLS

Handford Hall Primary, Westbourne Academy.

### SERVICES

We understand all mains services are connected.

### 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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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.

Galacre Road IPSWICH IP1 2LQ	Energy rating	Valid until:	29 April 2034
	<b>D</b>	Certificate number:	2150-5804-1040-4109-1925



**VIEWING STRICTLY BY APPOINTMENT  
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