



10 All Saints Road, Ipswich, IP1 4DG

O.I.E.O £160,000 Freehold

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All Saints Road, Ipswich, IP1 4DG

NO ONWARD CHAIN - An ideal opportunity for THE DIY ENTHUSIAST to purchase this double bay mid terraced property located just off Norwich Road close to local shops bus service and a short walk to local schools, the property does require updating and refurbishment. Arranged over two floors comprising storm porch, entry hall, 2 good size reception rooms, kitchen, G/F bathroom, stairs to 3 double bedrooms, double glazed and gas centrally heated, front & rear enclosed gardens. DON'T MISS OUT.

STORM PORCH

Part glazed door into entry hall.

ENTRANCE HALL

Stripped floor boards, radiator, storage area under stairs, stairs to first floor, doors to lounge, dining and kitchen.

LOUNGE

12' 1" x 11' 2" (3.68m x 3.4m) Stripped floor boards, double glazed bay window to front aspect, radiator.

DINING ROOM

12' 1" x 10' 6" (3.68m x 3.2m) Stripped floor boards, radiator, double glazed French doors to rear garden.

KITCHEN

9' 11" x 8' 10" (3.02m x 2.69m) Comprising eye level with matching base units roll edge work tops, stainless steel sink and drainer with hot & cold mixer tap, 4 ring gas hob with extractor over, electric oven, breakfast bar, double glazed window to side aspect, dish washer, vinyl floor covering, door through to bathroom.

BATHROOM

8' 10" x 7' 10" (2.69m x 2.39m) Low level WC, wash hand basin and bath with electric shower over, double glazed window to side aspect, tiled flooring, chrome heated towel rail, walk in cupboard housing wall mounted Worcester Boiler, plumbing for washing machine.

STAIRS TO FIRST FLOOR

Stairs leading to first floor landing, loft hatch, built in storage cupboard, doors to bedrooms.





Total Area: 95.7 m² ... 1030 ft²

BEDROOM 1

15' 11" x 10' 11" (4.85m x 3.33m) Double glazed bay window to front aspect, radiator.

BEDROOM 2

12' 5" x 10' (3.78m x 3.05m) Double glazed window to rear aspect, radiator.

BEDROOM 3

9' 11" x 9' (3.02m x 2.74m) Double glazed window to rear aspect, radiator.

OUTSIDE

Brick enclosed front garden. Rear garden with Astro turf, shingled area, flower & shrub borders, storage shed, garden all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy

SERVICES

We understand all mains services are connected.

SOLAR PANELS

Please be advised that the solar panels on the roof are for water heating only. Our vendor does not have any documentation about them.

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.

All Saints Road IPSWICH IP1 4DG	Energy rating	Valid until:	12 May 2034
	D	Certificate number:	2012-5124-3002-0095-9306

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.



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.