



Sirdar Road, Ipswich, IP1 2LB

Price £160,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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We are pleased to be offering for sale this delightful 2 bedroom mid-terraced house located to the West of Ipswich town centre within walking distance to local shops schools and bus services. The property has been well maintained and looked after by the current owner and further benefits include gas central heating, double glazed windows (except where stated), rear garden and off road parking to the rear off Prospect Road. The property is arranged over two floors comprising connected lounge & dining rooms, kitchen, utility, stairs to first floor leading to 2 double bedrooms and bathroom. EARLY INSPECTION RECOMMENDED, IDEAL FOR FIRST TIME BUYERS OR INVESTORS.

ENTRY

UPVC door into dining room.

DINING ROOM

11' 6" x 10' 10" (3.51m x 3.3m) Laminate flooring, double glazed window to front aspect, radiator, 2 door storage cupboard, opening to lounge room.

LOUNGE

11' 8" x 10' 10" (3.56m x 3.3m) Carpeted flooring, radiator, double glazed window to rear aspect, door to stairs, door to kitchen.

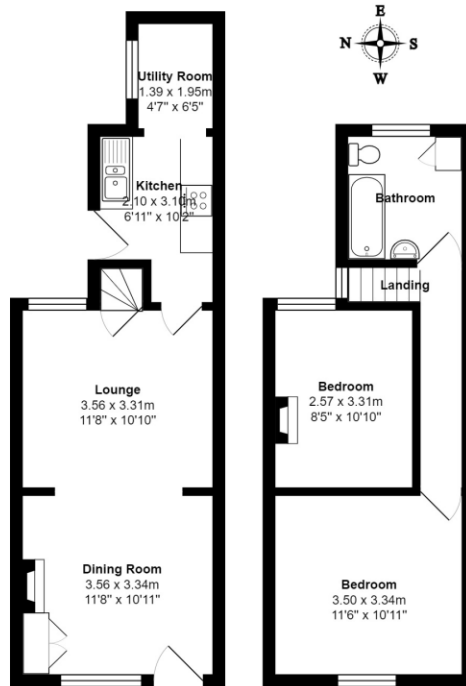
KITCHEN

10' 2" max x 6' 11" (3.1m x 2.11m) Comprising matching eye level & base units with roll edge work tops, chrome heated towel rail, work top under stairs with storage under, tiled flooring, enamel sink & drainer with hot & cold mixer tap, gas cooker to remain with extractor hood, double glazed window & door to side aspect, walk through into utility area.

UTILITY AREA

6' 5" x 4' 7" (1.96m x 1.4m) Tiled flooring, plumbing for washing machine, space for fridge/freezer, double glazed window to side aspect.





Total Area: 64.8 m² ... 697 ft²

All measurements are approximate and for display purposes only

STAIRS

From lounge carpeted stairs & landing, window to side aspect at top of the stairwell, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

11' 6" x 10' 11" (3.51m x 3.33m) Carpeted flooring, double glazed window to front aspect, radiator, wood panel feature wall.

BEDROOM 2

10' 10" x 8' 5" (3.3m x 2.57m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

7' 8" x 6' 11" (2.34m x 2.11m) Comprising low level WC, wash hand basin and bath with shower over (off mains), vinyl floor covering, double glazed window to rear aspect, extractor fan, chrome heated towel rail, airing cupboard housing gas Baxi boiler.

OUTSIDE

Stepping stones, gravel area for entertaining, rear gate and fencing to gravel off road parking off Prospect Street, outhouse storage cupboard.

COUNCIL

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

NEAREST SCHOOLS

Handford Hall primary school & 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.

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.

Sirdar Road IPSWICH IP1 2LB	Energy rating	Valid until: 16 October 2034
	D	Certificate number: 4315-2124-7002-0090-9492



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

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