



Valley Road, Ipswich, IP1 4ED

O.I.E.O £250,000 Freehold

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# Valley Road, Ipswich, IP1 4ED

PRICED TO SELL - This spacious 3 bedroom double bay semi-detached house is situated on Valley Road within walking distance to town centre, local shops and bus service. The property has recently undergone remedial works with further internal updating required. The property is arranged over two floors comprising entrance porch, entrance hall, lounge, kitchen (updating required) dining room, stairs to first floor leading to 3 good size bedrooms, bathroom and separate cloakroom, double glazed throughout and gas centrally heated, gravel parking space in front of the property, good size rear garden. EARLY INSPECTION RECOMMENDED.

## ENTRANCE PORCH

UPVC door into entrance porch with doorway into entrance hall.

## ENTRANCE HALL

Oak flooring with inset matt runner, radiator with cover, stairs to first floor, wood panelled wall, storage cupboard under stairs, doors to lounge, dining & kitchen.

## LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m) Exposed floor boards, double glazed bay window to front aspect, radiator, open fire place, shelving in recess.

## DINING ROOM

13' 8" x 10' 5" (4.17m x 3.18m) Re-plastered, new laminate flooring, new double glazed French doors with side panels, open fire place, radiator.

## KITCHEN

10' x 7' 4" (3.05m x 2.24m) Matching eye level and base units with work tops, 4 ring gas hob electric wall oven, plumbing for dish washer and washing machine, inset butler sink with hot & cold mixer tap, double glazed door and window to side aspect, space for fridge/freezer, laminate flooring.





Total Area: 109.4 m<sup>2</sup> ... 1178 ft<sup>2</sup>

## STAIRS

Carpeted stairs and landing, radiator at top of stairwell, storage cupboard on landing, doors to bedrooms, bathroom and cloakroom.

## BEDROOM 1

13' 1" x 12' 3" (3.99m x 3.73m) Laminate flooring, double glazed bay window plus a further window to front aspect, radiator, original fireplace.

## BEDROOM 2

13' 8" x 10' 4" (4.17m x 3.15m) Exposed floor boards, double glazed window to side aspect, radiator.

## BEDROOM 3

10' 1" x 7' 6" (3.07m x 2.29m) New laminate flooring, new double glazed window to rear aspect, radiator.

## BATHROOM

Comprises hand basin with storage cupboard under, bath, vinyl floor covering, double glazed window to side aspect, built in linen cupboard, loft hatch.

## CLOAKROOM

Low level WC, exposed floor boards, double glazed window to side aspect.

## OUTSIDE

Gravel off road parking space to front, side pedestrian gate leading to rear garden, outside storage cupboard, stepping stone path leading to lawn area, pergola, flower & shrub borders all enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council Tax Band (C) £2,003.60

## NEAREST SCHOOLS

Handford Hall Primary School & Westbourne Academy.

## SERVICES

We understand all mains services are connected.

## AGENTS NOTES

A Certificate Of Structural Adequacy has been obtained due to defective drainage to the rear of the property. Remedial works have been completed.

## 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)			
Valley Road IPSWICH IP1 4ED	Energy rating <b>D</b>	Valid until:	30 October 2034
		Certificate number:	2170-7400-6040-3196-9971
Property type		Semi-detached house	
Total floor area		108 square metres	



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

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