



Beaconsfield Road, Ipswich, IP1 4AD

Guide Price £175,000 Freehold

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

# Beaconsfield Road, Ipswich, IP1 4AD

## SUMMARY

CHAIN FREE - A well presented two double bedroom semi-detached house located on a no through road to the popular West of Ipswich. The accommodation has been updated with many improvements over recent years and briefly comprises; lounge-diner, fitted kitchen, rear lobby and contemporary bathroom on the ground floor with stylish staircase rising to first floor and two double bedrooms. To the outside front there is a walled and gated low maintenance paved garden whilst to the rear there is a good-sized garden with patio, generous lawn area, log cabin style summerhouse with mains power and under gable end lighting set on a concrete pad with bark chipping surround and substantial wood panelled shed with power and lighting. The property also benefits from double glazing and gas fired central heating via a modern combination boiler. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO

### LOUNGE-DINER

22' 11" x 12' approx. (6.99m x 3.66m) Double glazed windows to front and rear, two radiators, exposed brick fireplace with LED electric and twin built in storage units either side, LED ceiling lights, television, cable and telephone points, under stairs cupboard, wood effect flooring, stairs with stainless steel spindles and wooden handrail rising to first floor, door to kitchen.



### KITCHEN

8' 11" x 6' approx. (2.72m x 1.83m) Double glazed window to side, a range of base and eye level fitted cupboard and drawer units with marble effect rolled edge work tops, inset stainless steel sink drainer unit with mixer tap, metro style tiled splash backs, built-in oven and grill and inset induction hob, space for washing machine, slate effect tiled floor, opening through to rear lobby.

### REAR LOBBY

Double glazed door to side leading to garden, recessed space for fridge-freezer, slate effect tiled floor, door to bathroom.

### BATHROOM

6' 6" x 6' approx. (1.98m x 1.83m) Obscured double glazed window to side, ladder style heated towel rail, contemporary suite comprising; shaped shower bath with mixer tap, integrated side screen and remotely operated thermostatic shower, mounted hand wash basin with mixer tap and cupboard under and low level WC, polished porcelain fully tiled walls and floor, blue tooth interactive heated and lit mirror with speakers, extractor fan, LED ceiling lights.





## STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access, doors to.

### BEDROOM ONE

12' x 11' 3" approx. (3.66m x 3.43m) Double glazed window to front, radiator, wood effect flooring.

### BEDROOM TWO

11' 4" x 8' 8" approx. (3.45m x 2.64m) Double glazed window to rear, radiator, built-in cupboard housing modern wall mounted gas fired combination boiler, built-in wardrobe, wood effect flooring.

### OUTSIDE FRONT

Walled and gated low maintenance paved front garden with stones to borders, gated side pedestrian access to rear.

### REAR GARDEN

Good-sized rear garden with paved patio, generous lawn area, substantial wooden shed with mains power and lighting (measuring approximately 13' 4" x 5' 3") with fixed external lighting and mains power sockets, log cabin style summerhouse (measuring approximately 9' 5" x 7' 2") set on concrete pad with double glazed entrance door, two double glazed windows to front, single double glazed window to side, wood effect flooring, mains power and under gable end LED lighting, outside tap, fencing to boundaries.

## IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024-2025).

## NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall Primary and Westbourne Academy Secondary.

## DIRECTIONS

Leaving Ipswich town centre, head north-west on Norwich Road/A1156 towards Orford Street, at the roundabout take the first exit onto Chevallier Street/A1214, turn right onto Bramford Road/B1067, turn left onto Beaconsfield Road, the property is found on the left-hand side.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## AGENTS STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time

buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### 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)

Beaconsfield Road IPSWICH IP1 4AD	Energy rating <b>D</b>	Valid until: 10 February 2030
		Certificate number: 8308-1006-2922-6997-6203
Property type	Semi-detached house	
Total floor area	62 square metres	



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

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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