



Camden Road, Ipswich, IP3 8JN

Guide Price £180,000 Freehold



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



# Camden Road, Ipswich, IP3 8JN

## SUMMARY

CHAIN FREE - A three bedroom attached house located to the favourite East side of Ipswich, convenient to the popular Britannia and Copleston schools. The accommodation, which offers scope for improvement and would benefit from modernisation comprises; enclosed entrance porch, sitting room, dining room, fitted kitchen, rear lobby and wet room on the ground floor, with landing, and three bedrooms on the first floor. To the outside there is a hard stand frontage whilst to the rear there is a generously sized easterly facing garden with lawn, patio, sheds and greenhouse. Benefits include predominant double glazing and gas fired central heating, parking is on road. Early viewing to appreciate the full potential being offered is highly advised.

## DOUBLE GLAZED FRONT DOOR TO

## ENCLOSED LOBBY

Window to side, wood effect flooring, door to sitting room.

## SITTING ROOM

11' 9" x 11' 5" approx. (3.58m x 3.48m) Double glazed window to front, radiator, broadband, telephone and television points, wood effect flooring, door to dining room.

## DINING ROOM

11' 9" x 11' 5" approx. (3.58m x 3.48m) Double glazed window to rear, radiator, built-in under stairs cupboard, wood effect flooring, door to stairs rising to first floor, door to kitchen.

## KITCHEN

7' 9" x 9' 6" approx. (2.36m x 2.9m) Double glazed window to side, a range of base and eye level fitted cupboard and drawer units, blue marble effect work surfaces, inset composite sink drainer unit with mixer tap, space for electric cooker, under counter spaces for fridge-freezer, washing machine and tumble dryer, wall mounted gas fired boiler, tiled splash backs, tile effect flooring, door to rear lobby.

## REAR LOBBY

Double glazed side door to garden, tile effect flooring, door to wet room.

## WET ROOM

7' 9" x 7' approx. (2.36m x 2.13m) Obscure double glazed windows to side and rear, heated towel rail, low level WC, low level WC, mounted hand-wash basin with mixer tap and cupboard under, thermostatic shower over self draining floor, tiled and shower boarded walls, heavy duty vinyl flooring.





Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Radiator, loft access, cupboard concealing electric consumer unit, doors to.

### BEDROOM ONE

11' 9" x 11' 5" approx. (3.58m x 3.48m) Double glazed window to front, radiator, built-in cupboard.

### BEDROOM TWO

8' 8" x 11' 5" approx. (2.64m x 3.48m) Double glazed window to rear, radiator.

### BEDROOM THREE

7' 9" x 9' 6" approx. (2.36m x 2.9m) Double glazed window to rear, radiator.

### OUTSIDE

To the outside there is a hard stand frontage whilst to the rear there is a generously sized easterly facing established garden with mature lawn, patio, raised pond, three sheds and a greenhouse. Predominantly enclosed by fencing, there is gated rear pedestrian access to a passageway, and an external tap.

### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston High secondary.

## DIRECTIONS

Leaving Ipswich town centre, head East on St Margaret's St/A1156 towards St Margaret's Grn/B1077, continue to follow A1156, turn right onto Argyle St/A1156, turn left onto St. Helen's St/B1075, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, turn right onto Camden Rd, destination will be on the left.

## 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>

## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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)

|                                   |                               |                     |                          |
|-----------------------------------|-------------------------------|---------------------|--------------------------|
| Camden Road<br>IPSWICH<br>IP3 8JN | Energy rating<br><br><b>C</b> | Valid until:        | 20 August 2035           |
|                                   |                               | Certificate number: | 0035-5928-0500-0239-3222 |
| Property type                     |                               | Mid-terrace house   |                          |
| Total floor area                  |                               | 81 square metres    |                          |



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

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