



39 Kempton Road, Ipswich, IP1 6QY

OIEO: £240,000 Freehold

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

# 39 Kempton Road, Ipswich, Suffolk, IP1 6QY.

NO ONWARD CHAIN - Ipswich & Suffolk are delighted to be offering for sale this 3 bedroom semi-detached family home located to the North West of Ipswich, set just off the crofts development. The property is arranged over two floors comprising: entrance hall, open plan lounge/dining, kitchen, rear lobby, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include double glazed windows throughout, gas central heating, detached garage, off road parking to front and established gardens to front and rear. The property is ideally situated for local shops, schools and bus service. **EARLY INSPECTION RECOMMENDED.**

## ENTRANCE HALL

Double glazed door into entrance hall, carpeted flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to kitchen and lounge/dining.



## LOUNGE/DINER

16' 6" x 13' 11" (5.03m x 4.24m)  
Carpeted flooring, radiator, electric wall heater, double glazed window to rear aspect, storage cupboard under stairs, double glazed door in to porch.



## REAR PORCH

5' 6" x 4' 4" (1.68m x 1.32m)  
Tiled flooring, double glazed door to side aspect.

## KITCHEN

10' x 9' 2" (3.05m x 2.79m)  
Matching eye level and base units with roll edge work tops, electric cooker to remain, if required, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, double glazed window to front aspect.



## STAIRS

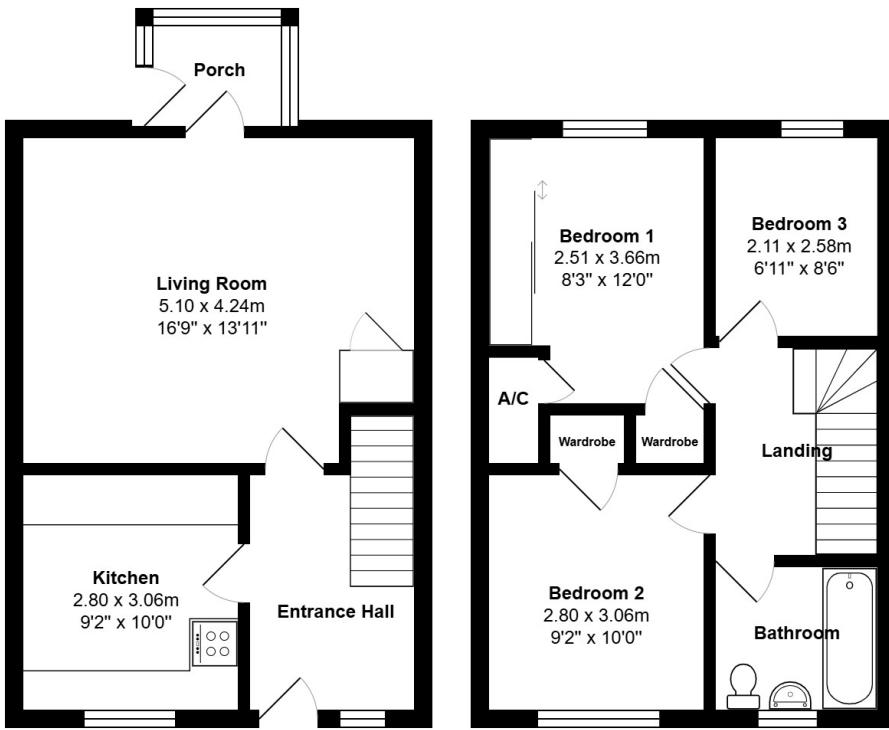
Carpeted stairs & landing, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

12' x 8' 3" (3.66m x 2.51m)  
Carpeted flooring, radiator, double glazed window to rear aspect, 3 door sliding robe, airing cupboard housing Baxi boiler, built in wardrobe.

## BEDROOM 2

10' x 9' 3" (3.05m x 2.82m)  
Carpeted flooring, radiator, double glazed window to front aspect, built in wardrobe.



### BEDROOM 3

8' 6" x 6' 11" (2.59m x 2.11m)

Carpeted flooring, radiator, double glazed window to rear aspect.

### BATHROOM

Comprising low level WC, wash hand basin and bath with shower over, non slip flooring, double glazed window to front aspect, radiator, extractor fan.

### GARAGE

16' x 8' (4.88m x 2.44m)

Up & over roller door, power & lighting connected, side pedestrian door.

### OUTSIDE

Block paved off road parking to front plus driveway leading to detached garage, lawn to front, gate leading to rear garden onto patio area, step down to lawn area, green house, views overlooking school playing field to rear, all enclosed by fencing.

### SERVICES

We understand all mains services are connected.

### COUNCIL

Ipswich Borough Council

Council Tax Band (B) £1,834.42

### NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

### 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.

#### AGENT'S 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.

#### 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>

#### Energy performance certificate (EPC)

39 Kempton Road IPSWICH IP1 6QY	Energy rating <b>C</b>	Valid until: <b>18 December 2034</b>
Certificate number: <b>9390-2021-9420-2294-5575</b>		

Property type	Semi-detached house
Total floor area	75 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

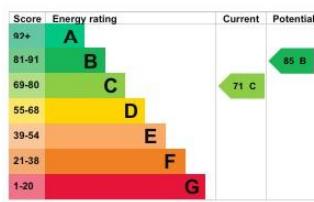
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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

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