



8 Khartoum Road, Ipswich, IP4 4EX

Guide Price: £225,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

8 Khartoum Road, Ipswich, Suffolk, IP4 4EX.

INTRODUCTION

Ipswich & Suffolk are delighted to be offering for sale this 3 bedroom terrace home located to the East of Ipswich. The property is arranged over two floors comprising: entrance hall, lounge/dining, kitchen, bathroom, rear lobby, stairs to first floor leading to 3 bedrooms and first floor W.C. Further benefits include double glazed windows, gas central heating, on road parking to front and established garden to rear. The property is ideally situated for local shops, schools and bus service.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Front entrance door to entrance hall, radiator, wood style flooring and stairs off:

LOUNGE/DINER

23' 9" x 10' 10" (7.24m x 3.3m)

UPVC double glazed windows to front and rear aspects, log burner, radiator, TV point and understairs cupboard, wood style laminate flooring, door to back garden and door to kitchen.

KITCHEN

8' 0" x 8' 0" (2.44m x 2.44m)

Base and eye level cupboards and draws with rolltop work surface, 1 ½ sink drainer, with tiled splashback, integrated oven, hob and hood extractor, tiled flooring, radiator and UPVC window to side aspect.

INNER LOBBY

Space for washing machine and fridge/freezer, door to back garden, combination boiler and tiled floor.

BATHROOM

"P" shaped panelled bath with shower over and glass screen, vanity unit with hand wash basin, low level WC, tiled walls, tiled floor, chrome heater/towel rail and UPVC window to rear.

BEDROOM 1

14' 2" x 11' 0" (4.32m x 3.35m)

UPVC double glazed windows to front aspect and a radiator.

BEDROOM 2

12' 0" x 8' 5" (3.66m x 2.57m)

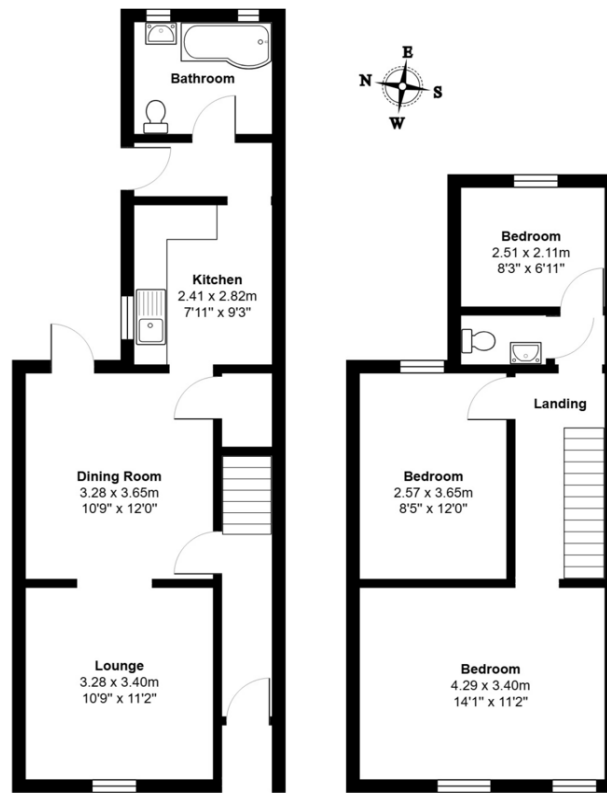
UPVC double glazed window to front aspect and a radiator.

BEDROOM 3

8' 0" x 7' 0" (2.44m x 2.13m)

UPVC double glazed window to rear aspect and radiator.





Total Area: 85.2 m² ... 917 ft²

W.C

W.C, vanity unit with hand wash basin, half tiled wall, vinyl flooring and extractor fan.

OUTSIDE

Rear Garden has patio area, hard standing for shed, path and the rest laid to lawn and fenced enclosed.

Front garden is enclosed with brick wall with gate and path to front door.

SERVICES

We understand mains water, electric, gas and sewerage are connected.

COUNCIL TAX

Ipswich Borough Council Tax Band B, approx £1,834.42p PA (2025-2026).

NEARBY SCHOOLING

Primary - St Mary's Catholic and Sidegate.
Secondary - Northgate and Copelston.

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

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>

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)

8 Kharloun Road
IPSWICH
IP4 4EX

Energy rating
D

Valid until: 31 January 2033
Certificate number: 0300-2839-3220-2707-5355

Property type: Mid-terrace house

Total floor area: 84 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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