



Kensington Road, Ipswich, IP1 4LD

Guide Price £265,000 Freehold

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Part of the Your Ipswich Group

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INTRODUCTION

A characterful, circa 1920's three bedroom semi-detached family home located to the popular North West of Ipswich fringing the Crofts, convenient for shops, supermarkets and A14 access. The generously proportioned accommodation briefly comprises; entrance hall, comfortable sitting and dining rooms, fitted kitchen, and cloakroom on the ground floor, with landing, three well-sized bedrooms, and bathroom on the first floor. To the outside, there is an elevated retained frontage with side driveway providing off-road parking and double gated access to the rear garden which consists mainly of mature lawn with paved entertainment patio, shingled courtyard style area, stocked beds, shed and pagoda. Further benefits include double glazing and gas fired central heating. Early viewing to fully appreciate this deceptively spacious home is highly advised.



SHELTERED ENTRANCE

Double glazed composite front door to.

ENTRANCE HALL

Radiator, stripped and painted floorboards, stairs with traditional style spindle railed banister rising to first floor, under stairs cupboard, doors to.

SITTING ROOM

12' 1" x 10' 2" plus bay. approx. (3.68m x 3.1m) Double glazed bay window to front, radiator, traditional style fireplace with coal effect electric fire, broadband and television points, sliding double doors to dining room.

DINING ROOM

9' 9" x 11' 6" approx. (2.97m x 3.51m) Double glazed window to rear, radiator, traditional style tiled fireplace with cottage style electric fire, door to entrance hall.



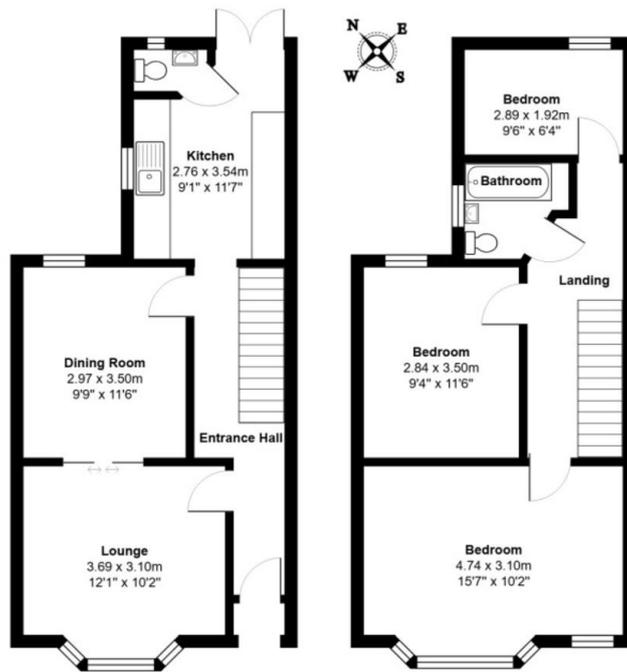
KITCHEN

9' 1" x 11' 7" approx. (2.77m x 3.53m) Double glazed window to side, a range of base and eye level wood effect fitted cupboard and drawer units, marble effect work surfaces, inset sink drainer unit with mixer tap, built-in electric oven and grill, inset electric induction hob, tiled splash backs, under counter spaces for dishwasher and washing machine, space for fridge-freezer, wall mounted gas fired boiler (installed 2012), tile effect flooring, double glazed French doors opening out to garden, door to cloakroom.



CLOAKROOM

Obscure double glazed window to rear, electric heated towel rail, wall mounted hand-wash basin, low level WC, tiled splash backs, tile effect flooring.



Total Area: 88.5 m² ... 953 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard over stairs, cupboard concealing electric consumer unit, traditional stripped panel doors to.

BEDROOM ONE

15' 7" x 10' 2" plus bay. approx. (4.75m x 3.1m) Double glazed bay window to front, radiator, feature fireplace recess.

BEDROOM TWO

9' 4" x 11' 6" approx. (2.84m x 3.51m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 6" x 6' 4" approx. (2.9m x 1.93m) Double glazed window to rear, radiator, loft access.

BATHROOM

Obscure double glazed window to side, chrome heated towel rail, panel bath with mixer tap and electric shower, pedestal hand-wash basin, low level WC, stripped and painted floor boards.

OUTSIDE

To the outside, there is an elevated retained frontage with steps up to the front door and side driveway providing off-road parking. Double gated access to the rear garden reveals a generous shingled courtyard style area, mature lawn with paved entertainment patio, a variety of fruit trees, stocked beds to borders, and a shed and pagoda which will remain. Enclosed to boundaries, there is also an external light and tap.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head westerly on Norwich Rd/A1156, at the roundabout, take the 2nd exit onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn right onto Sherrington Rd, turn left onto Kensington Rd, the destination will be on the right.

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 AND 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

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)

38 Kensington Road IPSWICH IP1 4LD	Energy rating D	Valid until: 9 February 2036
		Certificate number: 0923-1209-7906-5004-1800

Property type	Semi-detached house
Total floor area	89 square metres



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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