



ipswich & suffolk



Goring Road, Ipswich, IP4 5LR

Offers In Excess Of £450,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Goring Road, Ipswich, IP4 5LR

Welcome to this four bedroom detached family home located to the East of Ipswich in the Copleston school catchment within walking distance to Heath Road hospital, local shops, schools and bus service. The property is arranged over two floors comprising, entrance hall, sitting room, dining room, kitchen/dining, cloakroom, utility room, conservatory, stairs to first floor leading to four bedrooms with an en-suite to the master bedroom and there is a family bathroom. Further benefits include double glazing throughout, gas central heating, studio at the bottom of the garden, currently used for storage and off road parking to the front. VIEWING RECOMMENDED.

ENTRANCE HALL

Composite door into entrance hall, Karndean flooring, radiator, stairs to first floor, doors to sitting room, cloakroom and dining room.

SITTING ROOM

Carpeted flooring, double glazed window to front aspect, radiator, electric Bylss remote controlled heater.

CLOAKROOM

High level flusher, wash hand basin, radiator, Karndean flooring, double glazed window to side aspect.

FAMILY ROOM

Karndean flooring, radiator, opening into kitchen/dining, archway to utility room.

UTILITY ROOM

Tiled flooring, work top, double glazed window to side aspect, wall mounted gas combination boiler, radiator.

KITCHEN/DINING

Modern fitted glossy fronted wall and base units with roll edge worktops, walk in larder cupboard, Rangemaster gas cooker with 5 rings and hot plate with extractor over, stainless steel sink & drainer with swan neck mixer tap, plumbing for dish washer & washing machine, space for fridge/freezer, radiator, double glazed window to rear aspect, Karndean flooring, double glazed French doors into conservatory.

CONSERVATORY

Karndean flooring, bi-fold doors to side aspect into garden.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect at top of stairwell, loft hatch, doors to bedrooms and bathroom.

MASTER BEDROOM

Carpeted flooring, 2 radiators, dual aspect windows to rear aspect, built in wardrobes, door to en-suite shower room.

EN-SUITE

Low level WC, wash hand basin with storage drawers under, chrome heated towel rail, shower cubicle, tiled flooring, extractor fan.





Total Area: 163.8 m² ... 1763 ft²

BEDROOM 2

Carpeted flooring double glazed window to front aspect, radiator.

BEDROOM 3

Carpeted flooring Velux sky light, built in cupboard, radiator.

BEDROOM 4

Carpeted flooring double glazed window to front aspect, radiator.

BATHROOM

Comprising low level WC, inset hand basin with storage under, bath with shower over, Velux sky light, tiled flooring, chrome heated towel rail, floor to ceiling tiled walls.

OUTSIDE

Block paved off road parking to front, gate with side pedestrian access leading to rear garden which is mainly laid to lawn with flower borders, patio area, studio at bottom of garden, rear garden all enclosed by fencing.

STUDIO

Power lighting and water connected, currently used as storage area.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band D £2,358.54p (2025-2026).

NEAREST SCHOOLS

Britannia primary school & Copleston High school.

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)			
51 Goring Road IPSWICH IP4 5LR	Energy rating	Valid until: 22 February 2036	
	D		Certificate number: 2150-2702-2060-3103-7925
Property type		Detached house	
Total floor area		122 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.

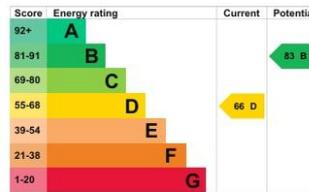
[See how to improve this property's energy efficiency.](#)

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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