



ipswich & suffolk



Lister Road, Ipswich, IP1 5EQ

Guide Price £275,000 Freehold



ipswich & suffolk estate agents  
Part of the Your Ipswich Group

# Lister Road, Ipswich, IP1 5EQ

## INTRODUCTION

A substantial, three double bedroom semi detached family home located to the popular North West fringes of Ipswich, convenient to the A14. The well proportioned extended accommodation, which has undergone several recent improvements under its current ownership, briefly comprises; enclosed entrance lobby, entrance hall, sitting room, lounge, spacious fitted kitchen, conservatory/dining room, and cloakroom on the ground floor, with landing, three double bedrooms, en-suite shower room to the main bedroom, and contemporary family bathroom on the first floor. To the outside, there is a brick paved frontage providing off road parking, whilst to the rear, there is a mature, well kept garden with entertainment patio and raised decking. Early viewing is highly recommended to fully appreciate this deceptively spacious residence.

## DOUBLE GLAZED FRONT DOOR TO

### ENCLOSED PORCH

Double glazed door to entrance hall.

### ENTRANCE HALL

Radiator, decorative bookend archway, under stairs recess, picture and dado rails, stairs rising to first floor, natural wood flooring, doors to.

### SITTING ROOM

11' 4" x 13' 4" max. approx. (3.45m x 4.06m) Two double glazed windows to front, radiator, feature fireplace recess, picture and dado rails, grey washed natural wood flooring.

### KITCHEN

13' 4" narrowing to 6' 11" x 18' 8" narrowing to 9' 6" approx. (4.06m x 5.69m) Double glazed window to rear, roof window, radiator, extensive range of wood effect base and eye level fitted cupboard and drawer units, granite effect work surfaces and breakfast bar, inset stainless steel sink drainer unit with mixer tap and separate filtered drinking water tap, dual fuel range cooker (to remain) with extractor chimney over, space for fridge freezer, under counter spaces for washing machine, dishwasher, and tumble dryer (white goods negotiable), tiled splash backs, wall mounted gas fired boiler, slate effect tiled floor, double glazed rear door opening to sheltered external entertainment space.

### LOUNGE

11' 6" x 11' 10" approx. (3.51m x 3.61m) Double glazed window to side, radiator, broadband point, picture and dado rails, natural wood flooring, opening through to conservatory.

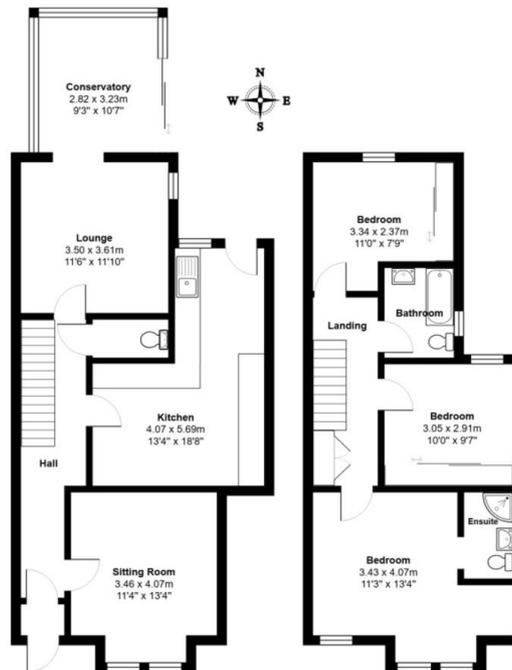
### CONSERVATORY

9' 3" x 10' 7" approx. (2.82m x 3.23m) Double glazed to three aspects with sloping UPVC roof and two top opening windows, tiled floor, mains power and lighting, sliding patio style doors opening to sheltered external entertainment space.

### CLOAKROOM

Low level WC with concealed cistern and wash basin with mixer tap atop, tiled splash backs, wood effect flooring, extractor fan.





Total Area: 115.9 m<sup>2</sup> ... 1248 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Built-in cupboard, picture and dado rails, loft access hatch and drop down ladder to predominantly boarded loft space with light, doors to.

### BEDROOM ONE

11' 3" x 13' 4" max. approx. (3.43m x 4.06m) Three double glazed windows to front, radiator, picture rail, fan-light, opening to en-suite.

### EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, wall mounted hand-wash basin, low level WC, fully tiled floor, heater-light, extractor fan.

### BEDROOM TWO

10' x 9' 7" approx. to back of wardrobe. (3.05m x 2.92m) Double glazed window to rear, radiator, built-in triple wardrobe, picture and dado rails, grey washed natural wood flooring.

### BEDROOM THREE

11' to back of wardrobe x 7' 9" approx. plus recess. (3.35m x 2.36m) Double glazed window to rear, radiator, built-in triple wardrobe, built-in airing cupboard.

### CONTEMPORARY BATHROOM

Obscure double glazed window to side, heated towel rail, moulded bath with wall inset mixer tap and waterfall outlet, and fixed head thermostatic shower with separate rinser over, under mount hand wash basin with mixer tap and marble effect surface atop drawer and storage unit, low level WC, touch lit Bluetooth mirror with Alexa, stone effect tiled walls, inset ceiling lights, wood effect flooring, extractor fan

## OUTSIDE

To the outside, there is a brick paved frontage providing off road parking, whilst to the rear, there is a mature, well kept garden with entertainment patio and raised decking, all enclosed by fencing. Additionally, there is an excellent sheltered entertainment space, ideal for relaxing or exercising.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026). Please note that the council tax improvement indicator, indicates improvements. This may require the council tax to be re-evaluated after purchase, which could affect the ongoing cost of council tax.

## NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

## DIRECTIONS

Leaving Ipswich town centre, head towards Orford St, 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 left onto Lister 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 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)		
Lister Road IPSWICH IP1 5EQ	Energy rating	Valid until: 25 January 2036
	<b>D</b>	Certificate number: 0290-1209-0606-6600-1004
Property type	Semi-detached house	
Total floor area	111 square metres	



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

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