



Eustace Road | Ipswich | IP1 5BT

Asking Price £215,000 Freehold

# Eustace Road, Ipswich, IP1 5BT

CHAIN FREE - A well extended three bedroom semi-detached family home located to the popular North-West of Ipswich offering accommodation of good proportions which has been modernised and improved over recent years. The arrangement briefly comprises; enclosed porch, entrance hall, sitting room and extended open plan kitchen-diner with a modern range of fitted units on the ground floor, with landing, three bedrooms and modern bathroom on the first floor. To the outside there is off road parking to the front whilst to the rear there is an established garden mainly laid to lawn with patio and shed. Further benefits include predominant double glazing and gas fired central heating. Early viewing is highly recommended.



## DOUBLE GLAZED DOOR TO ENCLOSED PORCH

Quarry tiled threshold, door with half side casements to entrance hall.

## ENTRANCE HALL

Radiator, stairs with spindle railed bannister rising to first floor, under stairs recess space with obscured double glazed window to side, wood effect flooring, doors to.



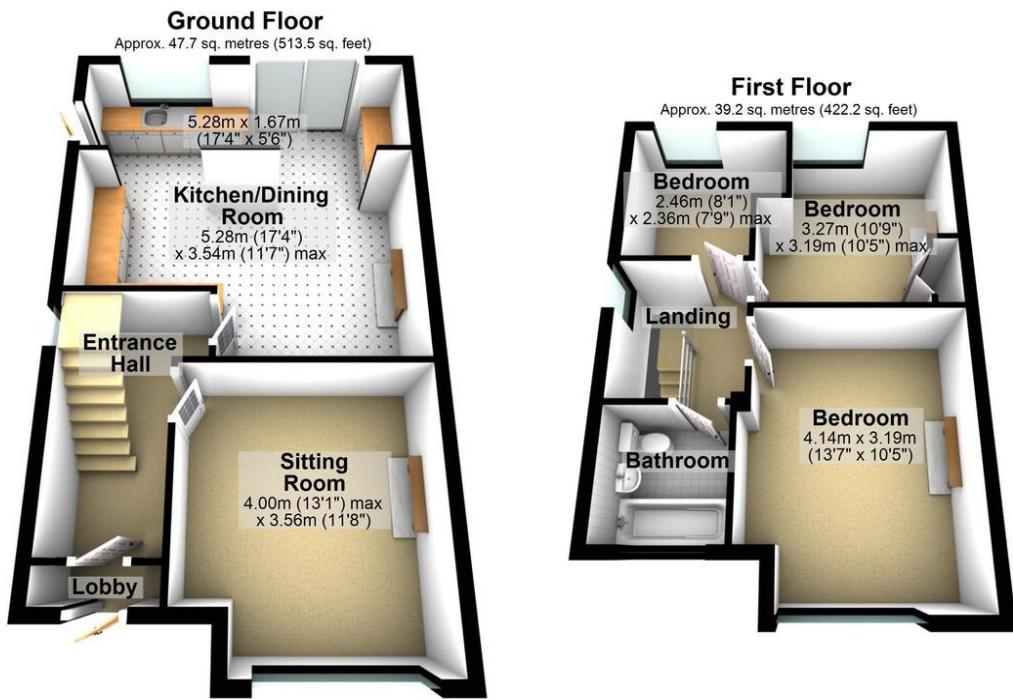
## EXTENDED KITCHEN-DINER

17' 07" x 17' 04" (5.36m x 5.28m) Double glazed window to rear, double glazed door to side to garden, double glazed sliding patio doors to rear to garden, two radiators, a modern range of gloss fronted fitted cupboard and drawer units with matching tall pantry cupboards one of which conceals a gas fired combination boiler, wood effect work surfaces with matching upstands, inset sink drainer unit stainless-steel sink drainer unit, built-in electric oven and grill with inset gas hob and stainless steel extractor hood over, spaces for fridge-freezer, washing machine and tumble dryer, part wood effect flooring and part slate effect tiled floor, inset ceiling spot lights.



## SITTING ROOM

13' x 11' 08" (3.96m x 3.56m) Double glazed dual aspect window to front, radiator, electric fire set in fireplace on granite hearth with white painted wood surround, television point, wood effect flooring.



## STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to side, loft access, wall mounted electric consumer unit, stripped and stained panelled doors to.

### BEDROOM ONE

13' x 11' (3.96m x 3.35m) Dual aspect double glazed window to front, radiator, wood effect flooring.

### BEDROOM TWO

10' 11" x 10' 06" narrowing to 8' 05" (3.33m x 3.2m)  
Double glazed window to rear, radiator, built-in alcove cupboard.

### BEDROOM THREE

8' 08" narrowing to 6' 06" x 8' (2.64m x 2.44m) Double glazed window to rear, radiator.

### BATHROOM

6' 04" x 5' 11" (1.93m x 1.8m) Obscured double glazed window to front, ladder style chrome heated towel rail, modern white suite consisting; panelled bath with mixer tap and shower attachment, electric shower and side screen, pedestal hand wash-basin and low level WC, fully tiled walls, slate tile effect flooring.

### OUTSIDE

The frontage provides off-road parking on a brick paved driveway with gated side pedestrian access to the rear garden, there are low walls to both side boundaries. The rear established rear garden is mainly laid to mature lawn and is enclosed to boundaries, there is a tegula block patio and path leading to a wooden shed with bark chip area to side, stocked beds to borders and a mature tree.

### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,505.56 PA (2020-2021).

### SCHOOLS

Springfield Primary & Westbourne Academy High.

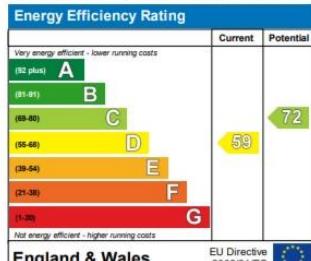
## Energy Performance Certificate



Eustace Road  
IPSWICH  
IP1 5BT

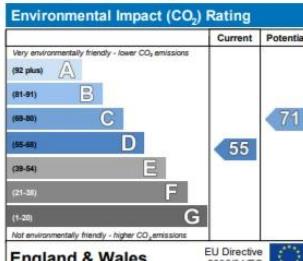
Dwelling type: Semi-detached house  
Date of assessment: 30 September 2011  
Date of certificate: 30 September 2011  
Reference number: 8329-6921-4380-4310-0972  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 85 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m <sup>2</sup> per year	171 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	2.8 tonnes per year
Lighting	£76 per year	£44 per year
Heating	£672 per year	£452 per year
Hot water	£126 per year	£103 per year

You could save up to £276 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH**

01473 289333

**www.your-ipswich.co.uk**

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

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