



Richmond Road | Ipswich | IP1 4DL

Guide Price £228,000 Freehold



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estate agents

Richmond Road, Ipswich, Suffolk, IP1 4DL

CHAIN FREE - A most unusual and highly individual, modern two double bedroom handsome detached house with off-road parking, located to the popular West of Ipswich, convenient to the town centre, London mainline train station and A14. The stylish accommodation briefly comprises; hallway, lounge with breakfast area, kitchen, dining room and cloakroom on the ground floor with landing, two double bedrooms and four-piece bathroom on the first floor. To the outside there is a shallow low maintenance railed front garden with side access to a driveway providing ample off-road parking, behind which there is a paved courtyard style private garden. Further benefits include gas fired central heating via a modern boiler, double glazing and feature vaulted ceilings. Early viewing is highly recommended to fully appreciate.



DOUBLE GLAZED FRONT DOOR TO

HALLWAY

Stairs rising to first floor, radiator, part wood effect part carpeted flooring, doors to lounge and cloakroom.

LOUNGE/ BREAKFAST ROOM

20' 8" x 15' 9" max. approx. (6.3m x 4.8m) Double glazed bay window to front, two radiators, television and telephone points, openings to dining room/snug and kitchen.

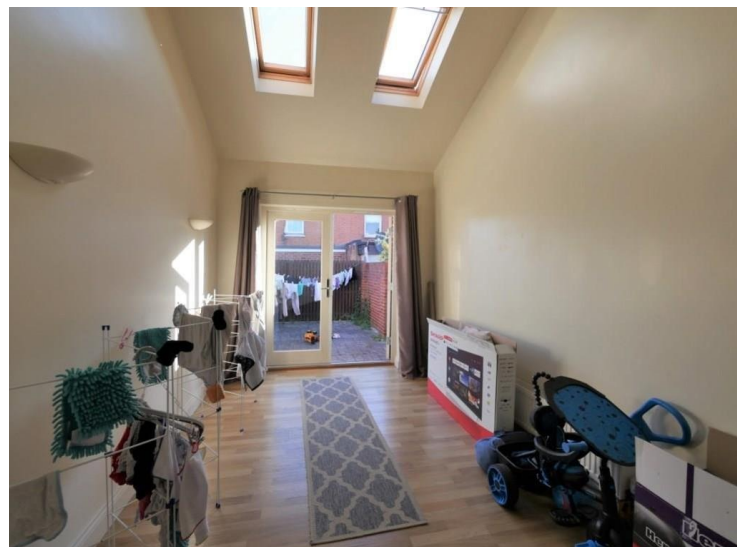


KITCHEN

9' 3" x 12' 2" approx. (2.82m x 3.71m) Pitched and vaulted ceiling with uplighters, twin double glazed windows to front, a stylish range of base and eye level fitted units with marble effect work surfaces, inset one and a quarter bowl stainless steel sink drainer with mixer tap, built-in electric oven, inset electric hob with extractor hood over, spaces for washing machine, tumble dryer and fridge-freezer, modern wall mounted gas fired boiler, tiled floor.

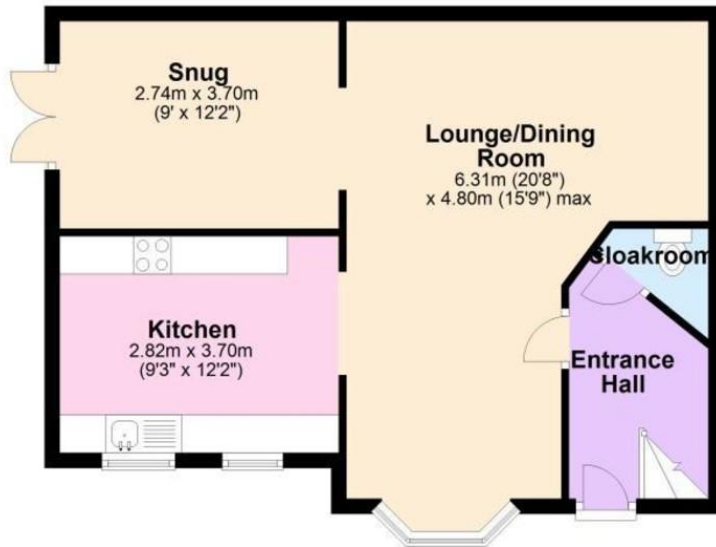
DINING ROOM/ SNUG

12' 2" x 9' approx. (3.71m x 2.74m) Vaulted ceiling with double glazed skylight, wood effect flooring, double glazed French doors opening out to garden.



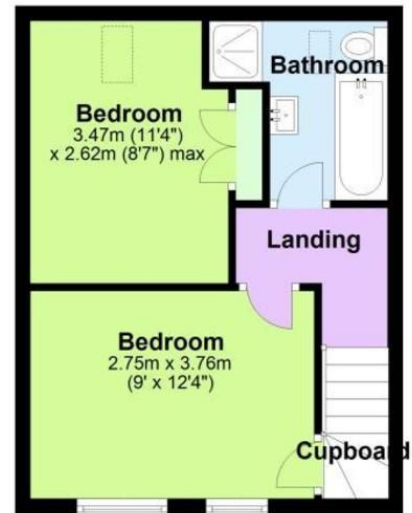
Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

CLOAKROOM

Radiator, low level WC, pedestal hand-wash basin, tiled splash backs, extractor fan, vinyl flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, doors to.

BEDROOM ONE

12' 4" x 9' approx. (3.76m x 2.74m) Twin double glazed sash windows to front, two radiators, over stairs cupboard.

BEDROOM TWO

11' 4" x 8' 7" approx. (3.45m x 2.62m) Double glazed skylight to rear, radiator, built-in wardrobe.

BATHROOM

Double glazed skylight to rear, radiator, four-piece suite consisting of panelled bath with mixer tap and shower attachment, shower cubicle with thermostatic shower, pedestal hand-wash basin and low level WC, tiled splash backs, vinyl flooring.

OUTSIDE

There is a shallow low maintenance shingled and railed front garden with side vehicle access to a driveway providing ample off-road parking, behind which is gated pedestrian access to a paved courtyard style private garden enclosed by wall and fencing.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,675.87 PA (2023-2024).

LOCAL SCHOOLS

Springfield Primary & Westbourne Academy High.

Energy performance certificate (EPC)		
Richmond Road IPSWICH IP1 4DL	Energy rating C	Valid until: 22 June 2023 Certificate number: 2308-1077-6256-6111-7550

Property type	Detached house
Total floor area	82 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 current energy rating is C. 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

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