



Richmond Road, Ipswich, IP1 4DL

Guide Price £189,000 Freehold

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SUMMARY

CHAIN FREE - A well presented, three bedroom larger Victorian mid-terraced home, located in the popular West of Ipswich. The accommodation comprises; entrance hall, lounge and dining room, modern fitted kitchen and bathroom on the ground floor with landing, and three bedrooms on the first floor. To the outside, the low maintenance front garden is predominantly paved, whilst to the rear there is a good-sized garden mainly laid to mature lawn with patio and shed. Further benefits include gas fired central heating and double glazing, parking is on road. Early viewing is highly recommended.

STORM PORCH

Double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, door to lounge and dining room.

LOUNGE AND SITTING ROOM

22' 8" x 10' 5" approx. (6.91m x 3.18m) Double glazed windows to front and rear, two radiator, television point, door to kitchen.

KITCHEN

10' x 7' 10" approx. (3.05m x 2.39m) Double glazed window to side, double glazed door to side leading to outside, a contemporary range of base and eye level cupboard and drawer fitted units, slate effect work surfaces, stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor over, under counter space for washing machine, space for fridge-freezer, tiled splash backs, under stairs recess, wood effect flooring, door to bathroom.

BATHROOM

7' 8" x 6' 11" approx. (2.34m x 2.11m) Obscured double glazed window to rear, mounted hand-wash basin with cupboard under, low level WC, panelled bath with mixer tap and shower attachment, tiled splash backs, slate effect tiled floor, extractor fan.





Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard over stairs, traditional style painted wood panelled doors to.

BEDROOM ONE

12' 3" x 11' 1" approx. (3.73m x 3.38m) Two double glazed windows to front, radiator, built-in cupboards to alcoves.

BEDROOM TWO

11' 1" x 7' 7" approx. (3.38m x 2.31m) Double glazed window to rear, radiator, built-in cupboard to alcove.

BEDROOM THREE

10' x 7' 10" approx. (3.05m x 2.39m) Double glazed window to rear, radiator, cupboard concealing wall mounted gas fired boiler.

OUTSIDE

The low maintenance front garden is predominantly paved, whilst to the rear there is a good-sized garden mainly laid to mature lawn with patio, pathway leading to a wooden shed, and fencing to boundaries with gated rear pedestrian access. Parking is on Road.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024-2025).

SCHOOLS

Springfield Primary and Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading Westerly along Norwich Road, turn left into Richmond Road. The property is found on the left hand side.

CONSUMER PROTECTION REGULATIONS 2008

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 Consumer

Protection Regulations 2008, 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)		
Richmond Road IPSWICH IP1 4DL	Energy rating D	Valid until: 7 February 2033
		Certificate number: 7837-3822-0200-0128-3202
Property type	Mid-terrace house	
Total floor area	78 square metres	



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

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