



Leopold Road, Ipswich, IP4 4RP

Guide Price £175,000 Freehold

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SUMMARY

CHAIN FREE - A well proportioned three bedroom attached house, favourably located to the popular North East of Ipswich within the highly sought Northgate School catchment area. The accommodation, which is need of some updating, briefly comprises; hallway, sitting room, dining room, fitted kitchen, rear lobby with plumbing for a washing machine, cloakroom and bathroom on the ground floor, with landing and three bedrooms on the first floor. To the outside there is a small front garden, whilst to the rear there is an established Westerly facing garden backing onto a sports field. The property is gas centrally heated and predominantly double glazed; parking is on road. Early viewing is highly recommended.



DOUBLE GLAZED FRONT DOOR TO ENTRANCE

ENTRANCE HALL

Radiator, cupboard under stairs, stairs rising to first floor, doors to.

LOUNGE

11' 5" x 10' 11" approx. (3.48m x 3.33m) Double glazed window to front, radiator, concealed fireplace with electric fire.



DINING ROOM

11' 5" x 11' approx. (3.48m x 3.35m) Double glazed window to side and rear, radiator, low level alcove cupboard, concealed fireplace, door to kitchen.

KITCHEN

7' 11" x 7' 10" approx. (2.41m x 2.39m) Double glazed window to side, double glazed door to garden, base and eye level fitted cupboard and drawer units with wood effect work surfaces, inset stainless steel sink drainer unit, inset gas hob with extractor over, built-in electric oven and grill, tiled splash backs and floor, door to pantry with window to rear and wall mounted gas fired boiler, opening to rear lobby.

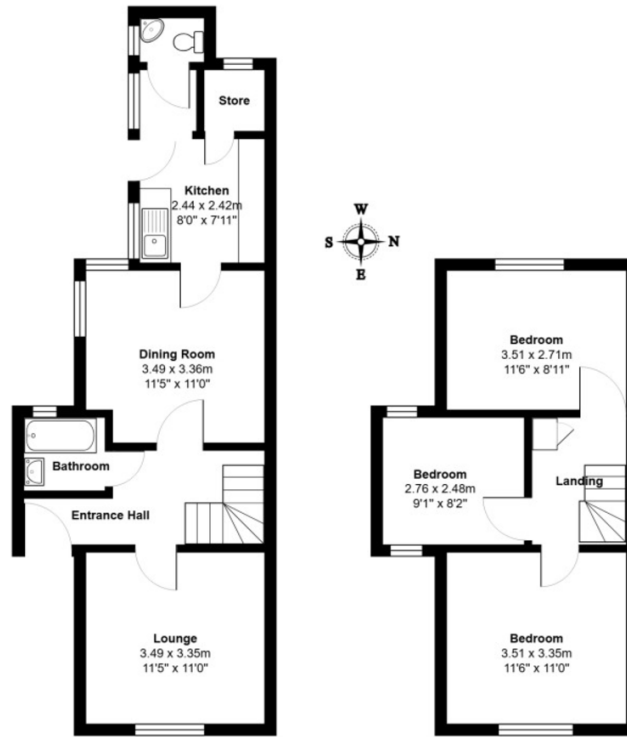


REAR LOBBY

Double glazed window to side, plumbing for washing machine, door to cloakroom.

CLOAKROOM

Obscured double glazed window to side, radiator, low level WC, corner mounted hand-wash basin, tiled walls and floor.



Total Area: 79.0 m² ... 850 ft²

BATHROOM

Obscured double glazed window to rear, radiator, panelled bath with thermostatic shower over, pedestal hand-wash basin, tiled walls and floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, loft access, doors to.

BEDROOM ONE

11' 6" x 10' 11" approx. (3.51m x 3.33m) Double glazed window to front, radiator.

BEDROOM TWO

11' 5" x 9' 1" approx. (3.48m x 2.77m) Double glazed window to rear, radiator, traditional style cast iron fireplace.

BEDROOM THREE

9' 1" x 7' 11" approx. (2.77m x 2.41m) Double glazed windows to front and rear, radiator.

OUTSIDE

To the front there is a small garden stocked with lavender and shrubs with a path leading to the front door, enclosed by fencing to boundaries with gated access. The established, Westerly facing rear garden is well stocked with a variety of plants, shrubs and flowers, enclosed by fencing to boundaries and backing onto a sports field.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024 to 2025).

NEAREST SCHOOLS (.GOV ONLINE)

St John's Primary and Northgate High.

DIRECTIONS

Leaving Ipswich town centre and heading North Easterly along Woodbridge Road, at the roundabout intersecting with Cauldwell Hall Road and Rushmere Road take the first exit onto Rushmere Road, take the third left hand turn onto Leopold 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)		
Leopold Road IPSWICH IP4 4RP	Energy rating	Valid until: 23 September 2034
	D	Certificate number: 6411-9164-5002-0021-9202
Property type	Mid-terrace house	
Total floor area	79 square metres	



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

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