



Riverside Road, Ipswich, IP1 4AR

Guide Price £175,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well appointed three bedroom mid-terrace house located to the popular West of Ipswich, convenient to the town centre and riverside walks. The accommodation comprises; enclosed porch, lounge-diner, kitchen and shower room on the ground floor, with landing, and three bedrooms on the first floor. Further benefits include some double glazing, and gas central heating via a modern gas fired boiler. To the outside there is a low maintenance frontage, whilst to the rear there is a good sized garden with artificial lawn, two patios and a hard stand driveway which offers off-road parking and is accessed via double gates from the lane behind. Early Viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENCLOSED PORCH

Window side, traditional style wooden door to lounge-diner.

LOUNGE-DINER

DINING AREA

11' 4" x 10' 8" approx. (3.45m x 3.25m) Double glazed window to front, radiator, opening through to lounge area.

LOUNGE AREA

11' 4" x 10' 8" approx. (3.45m x 3.25m) Double glazed window to rear, radiator, television point, door to stairs rising to first floor, door to kitchen.

KITCHEN

6' 11" x 9' 11" max. approx. (2.11m x 3.02m) Window to side, base and eye level fitted cupboard and drawer units, granite effect work surfaces, built-in electric oven and grill, inset electric hob, inset stainless steel sink drainer unit with mixer tap, under counter spaces for fridge, freezer and washing machine, part tiled walls, tiled floor, door to rear lobby.

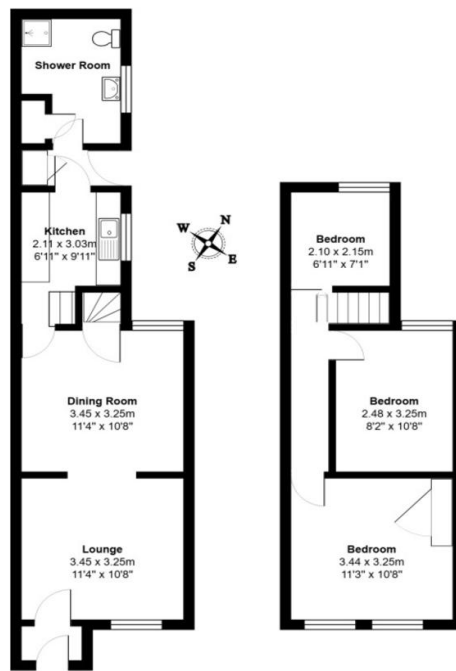
REAR LOBBY

Part tiled walls, tiled floor, built-in cupboard, door to shower room, double glazed door to side opening out to garden.

SHOWER ROOM

Obscure double glazed window to side, radiator, shower cubicle with electric shower, low level WC, pedestal sink, built-in cupboard, part tiled walls, tiled floor.





Total Area: 68.9 m² ... 742 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, electric consumer unit, doors to.

BEDROOM ONE

11' 3" x 10' 8" max. approx. (3.43m x 3.25m) Two double glazed windows to front, built-in cupboard.

BEDROOM TWO

8' 2" x 10' 8" approx. (2.49m x 3.25m) Window to rear.

BEDROOM THREE

6' 11" x 7' 1" approx. (2.11m x 2.16m) Double glazed tilt and turn window to rear, modern wall mounted gas fired boiler.

OUTSIDE

To the outside there is a low maintenance frontage with gated wall to front boundary and fencing to sides. To the rear there is a good sized garden with artificial lawn, two patios and a hard stand driveway which offers off-road parking and is accessed via double gates from the lane behind. Early Viewing is highly recommended.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre and heading North-West on Norwich Road/A1156 towards Granville Street, take a slight left onto Bramford Road/B1067, turn left onto Riverside Road, 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>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

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)

Riverside Road IPSWICH IP1 4AR	Energy rating D	Valid until: 23 February 2035 Certificate number: 0220-1209-9605-6409-1400
Property type	Mid-terrace house	
Total floor area	68 square metres	



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

01473 289333
www.your-ipswich.co.uk

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



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.