



Westbourne Road, Ipswich, IP1 5EW

Guide Price £230,000 Freehold



ipswich & suffolk estate agents
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SUMMARY

A well maintained three bedroom end of terrace house with parking, which has undergone improvement under its current ownership, located on a favourite road to the popular Western fringes of Ipswich. The surprisingly generous well presented accommodation, which is of comfortable proportions and in good decorative order throughout, briefly comprises; enclosed porch, entrance hall, sitting and dining room, and fitted kitchen on the ground floor, with landing, three bedrooms and shower room on the first floor. To the outside there is a brick paved frontage which provides off-road parking, whilst to the rear, there is a good sized established garden mainly laid to mature lawn with generous entertainment patio enjoying an open outlook. Early viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENCLOSED PORCH

PIR light, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, wood effect flooring, door to sitting and dining room.

SITTING & DINING ROOM

10' x 22' 7" approx. (3.05m x 6.88m) DINING AREA - 10' x 11' 9" approx. (3.05 x 3.58m)

Double glazed window to rear, radiator, built-in under stairs cupboard, wood effect flooring, door to kitchen.

SITTING AREA - 10' x 10' 10" approx. (3.05 x 3.29m)

Double glazed bay window to front, radiator, television point, broadband point, wood effect flooring.

KITCHEN

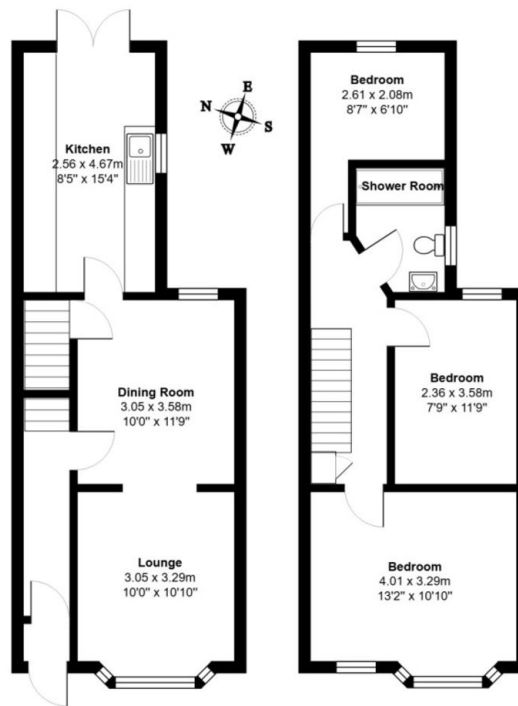
8' 5" x 15' 4" approx. (2.57m x 4.67m) Double glazed window to side, a range of base and eye level wood effect cupboard and drawer fitted units with wood effect work surfaces, inset stainless steel sink-drainer unit with mixer tap, cupboard concealing modern wall mounted gas fired boiler, tiled splash backs, spaces for electric cooker and fridge-freezer, under counter spaces for washing machine and dish washer, tile effect flooring, double glazed French doors opening out to garden.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access hatch, built-in cupboard, doors to.





Total Area: 83.0 m² ... 893 ft²

BEDROOM ONE

13' 2" x 10' 10" approx. (4.01m x 3.3m) Double glazed bay window to front, double glazed window to front, radiator.

BEDROOM TWO

7' 9" x 11' 9" approx. (2.36m x 3.58m) Double glazed window to rear, radiator.

BEDROOM THREE

8' 7" x 6' 10" approx. plus recess. (2.62m x 2.08m) Double glazed window to rear, radiator.

SHOWER ROOM

Obscure double glazed window to side, chrome heated towel rail, walk-in double shower cubicle with fixed head thermostatic shower and separate rinser, mounted hand wash basin with mixer tap and cupboard under, low level WC, extractor fan, tiled walls, tile effect flooring.

OUTSIDE

To the outside there is a brick paved frontage which provides off-road parking and gated pedestrian access to the rear which reveals a good sized established garden mainly laid to mature lawn with generous brick paved entertainment patio and matching central pathway, enclosed by fencing and enjoying an open outlook. The neighbouring property has gated access across the garden to access the road via the side passage, we are informed however that this is rarely used.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156 towards Peel St, go through 1 roundabout, at the roundabout, take the 2nd exit onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn left onto Deben Rd, slight left onto Cromer Rd, turn right onto Westbourne Rd, 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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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)

Westbourne Road IPSWICH IP1 5EW	Energy rating D	Valid until: 11 May 2035
		Certificate number: 0956-1209-7705-7209-1900
Property type		End-terrace house
Total floor area		82 square metres



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

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