



Kempton Road, Ipswich, IP1 6QY

Guide Price £275,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well presented and extended three bedroom semi-detached family home of good proportions, located within a prime residential area to the popular North West of Ipswich. The re-modelled accommodation provides; porch, hallway, fitted kitchen, versatile spacious open plan sitting and dining room with dual archway separation, additional super useful multi-purpose reception room with plumbing measuring approximately 17ft x 8' 10" maximum, three bedrooms and a bathroom. To the outside front there is off road driveway parking providing access to an attached garage with up and over door entry, mains power and lighting, and integral personal door, whilst to the rear there is an enclosed garden with open outlook. There is currently a tenant in situ who has been given notice, early viewing is highly recommended.



DOUBLE GLAZED FRONT DOOR TO

ENCLOSED PORCH

Door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to.

KITCHEN

9' x 9' 8" approx. (2.74m x 2.95m) Double glazed window to front, a range of base and eye level wood effect fitted cupboard and drawer units, granite effect rolled edge worktops, one and a half bowl sink drainer unit with mixer tap, spaces for washing machine and fridge-freezer, stainless steel cooker extractor fan, tiled splash backs.



SITTING & DINING ROOM

14' 1" x 17' (4.29m x 5.18m) & 8' 9" x 14' 3" (2.65m x 4.34m) Versatile spacious open plan spaces separated by dual archways, two radiators, feature fireplace surround with shelved recess, under stairs storage cupboard, double doors to additional reception room, double glazed window to rear, double glazed patio style doors to garden.

ADDITIONAL MULTI-PURPOSE RECEPTION

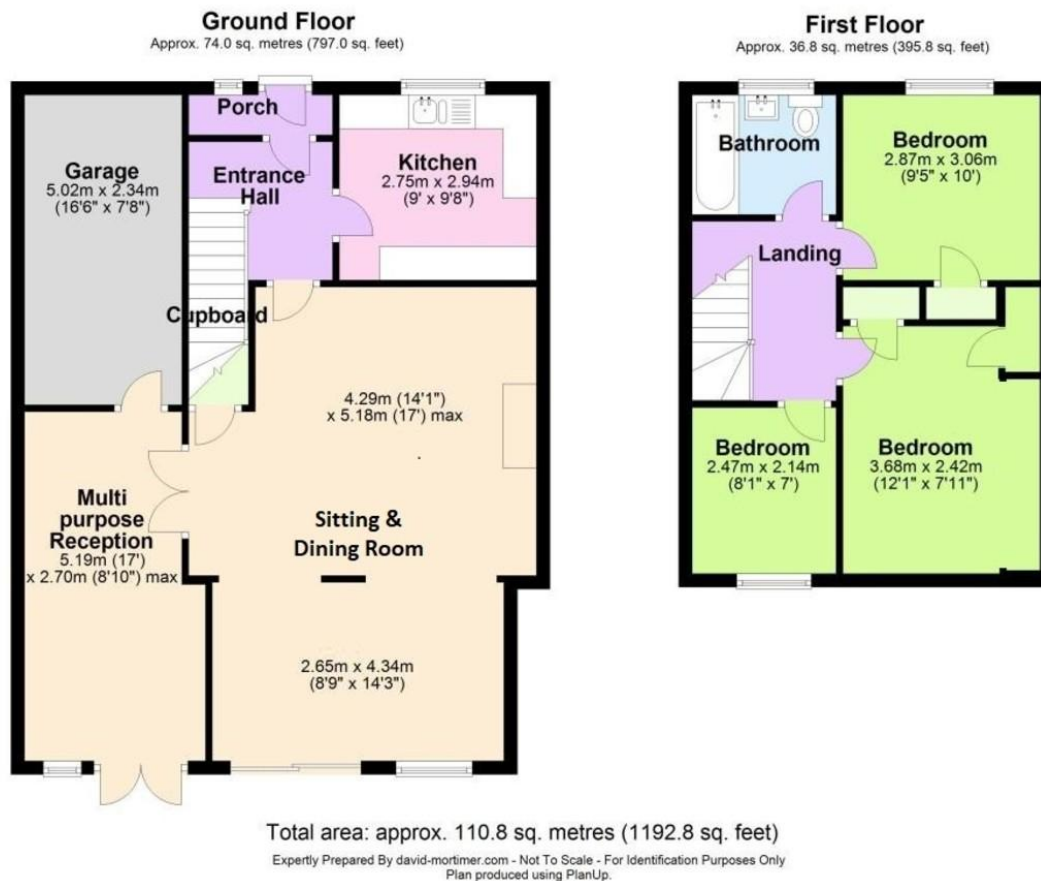
A versatile room with multiple uses such as gym, studio or office. Radiator, plumbing, tiled floor, pitched UPVC roof, door to garage, French doors to garden.



STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.



BEDROOM ONE

12' 1" x 7' 11" approx. (3.68m x 2.41m) Double glazed window to front, radiator, built in cupboard housing gas fired boiler.

BEDROOM TWO

9' 5" x 10' approx. (2.87m x 3.05m) Double glazed window to front, radiator.

BEDROOM THREE

8' 1" x 7' approx. (2.46m x 2.13m) Double glazed window to rear, radiator.

BATHROOM

Double glazed window to front, radiator, white three piece suite comprising; low level WC, pedestal hand wash basin and panelled bath with shower over, tiled walls.

OUTSIDE

To the outside front there is off road driveway parking providing access to an attached garage with up and over door entry, mains power and lighting, and integral personal door to the additional multi-purpose reception, whilst to the rear there is an enclosed garden with open outlook.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156 towards Fonnereau Rd, turn right onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Defoe Rd, turn left onto Fircroft Rd, turn right onto Dryden Rd, turn left onto Kempton Rd, the destination will be on the left.

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)			
24 Kempton Road IPSWICH IP1 6QY	Energy rating C	Valid until:	27 January 2035
		Certificate number:	2150-0309-7050-3102-4925
Property type		Semi-detached house	
Total floor area		100 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

