



Springfield Lane, Ipswich, Suffolk, IP1 4EL

From £190,000 Freehold

**ipswich &  
suffolk** estate  
agents  
Part of the Your Ipswich Group

# Springfield Lane, Ipswich, Suffolk, IP1 4EL

**NO ONWARD CHAIN** - An ideal opportunity to purchase this Victorian double bay mid terraced property located to the West of Ipswich just off Norwich Road suitable for either FTB or investment. Arranged over two floors comprising storm porch, entrance hall, lounge/dining, kitchen, G/F cloakroom and walk in storage cupboard, stairs to first floor leading to 3 good size bedrooms and bathroom, further benefits include double glazed windows throughout, gas central heating, front and rear gardens, walking distance to local schools shops and bus service and a short walk into town centre. **CALL TODAY TO BOOK YOUR VIEWING.**

## **STORM PORCH**

Door into entrance hall.

## **ENTRANCE HALL**

Laminate flooring, radiator, stairs to first floor, door into dining room.

## **DINING ROOM**

11' 2" x 10' 9" (3.4m x 3.28m) Exposed floor boards, double glazed window to rear aspect, radiator, walk in storage cupboard under stairs, door to kitchen, opening through to sitting room.

## **SITTING ROOM**

13' 6" into bay x 10' 9" (4.11m x 3.28m) Exposed floor boards, double glazed bay window to front aspect, radiator.

## **KITCHEN**

10' 7" x 7' 11" (3.23m x 2.41m) Matching eye level and base units with roll edge worktops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, double glazed window to side aspect, wall mounted Viessmann gas boiler, under counter space for fridge, laminate style flooring, doorway to rear lobby with door to side aspect, doorway into walk in storage cupboard, double glazed window to rear aspect, door into cloakroom.

## **REAR LOBBY**

Rear lobby with door to side aspect, doorway into walk in storage cupboard, double glazed window to rear aspect, door into cloakroom.

## **CLOAKROOM**

Low level WC, wash hand basin, floor to ceiling tiled walls, double glazed window to rear aspect, chrome heated towel rail.





## STAIRS

Carpeted stairs and landing, storage cupboard on landing with loft hatch.

## BEDROOM 1

13' 8" into bay x 9' 8" (4.17m x 2.95m) Carpeted flooring, double glazed bay window to front aspect, radiator.

## BEDROOM 2

10' 11" x 9' 7" (3.33m x 2.92m) Carpeted flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe.

## BEDROOM 3

10' 8" x 7' 10" (3.25m x 2.39m) Carpeted flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe.

## BATHROOM

Comprises bath with electric shower over, hand basin with cupboards under, double glazed window to front aspect, wood panelled walls, radiator.

## OUTSIDE

Enclosed front garden, rear garden variety of shrubs and bushes, garden shed rear pedestrian access to passage way, all enclosed by fencing.

## COUNCIL TAX

Ipswich Borough Council  
Council tax Band (B) £1,834.42

## SERVICES

We understand all mains services are connected.

## 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.

Springfield Lane IPSWICH IP1 4EL	Energy rating	Valid until: 30 January 2035
	<b>D</b>	Certificate number: 0340-2770-0490-2275-3675

#### 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.

#### 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>



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

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