



ipswich & suffolk



Waveney Road, Ipswich, IP1 5DG

Guide Price £168,000 Freehold



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

Waveney Road, Ipswich, IP1 5DG

SUMMARY

A well presented and much improved two double bedroom attached house, located to the favourite West of Ipswich within easy access to the town centre, train station and local shops. Featuring two comfortable receptions with traditional style feature fireplaces and herringbone wood effect flooring, a stylish fitted kitchen with natural wood work surfaces, and a separate utility outbuilding with WC, modern boiler and plumbing for washing machine on the ground floor, with landing, two double bedrooms and spacious bathroom off bedroom two, on the first floor. To the outside there is on-road parking and an attractive slate chip front garden, whilst to the rear there is an enclosed courtyard style space with artificial lawn and access over a shared pathway to an enclosed private garden. The seller has found a property they are keen to purchase with no onward chain. Early viewing is highly recommended.

FRONT DOOR TO

DINING ROOM

11' 2" x 10' 5" approx. (3.4m x 3.18m) Double glazed window to front, radiator, broadband and telephone points, traditional style cast iron feature fireplace with motif tiled inserts and painted wood surround, part wood panelled feature wall, herringbone patterned wood effect flooring, opening to inner hallway.

INNER HALLWAY

Stairs rising to first floor, door to sitting room.

SITTING ROOM

12' x 10' 5" approx. (3.66m x 3.18m) Double glazed window to rear, radiator, built-in under stairs cupboard, traditional style ornate cast iron feature fireplace with painted wood surround, wood effect flooring, door to kitchen.

KITCHEN

9' 6" x 5' 9" approx. (2.9m x 1.75m) Double glazed window to side, radiator, a stylish range of base and eye level fitted cupboard and drawer units with matching tall larder cupboard, natural wood work surfaces, ceramic sink drainer unit with mixer tap, stone effect tiled flooring, built-in electric oven and grill with inset gas hob and extractor over, patterned tiled splash backs, under counter spaces for fridge and freezer, double glazed side door to courtyard style garden area, inset ceiling lights.

ATTACHED UTILITY OUTBUILDING

6' 3" x 4' 2" approx. (1.91m x 1.27m) Externally accessed timber framed and weatherboard clad consisting of a low level WC, corner mounted hand wash basin with mixer tap, space and plumbing for washing machine, space for tumble dryer, modern wall mounted gas fired boiler, slate effect tiled floor.

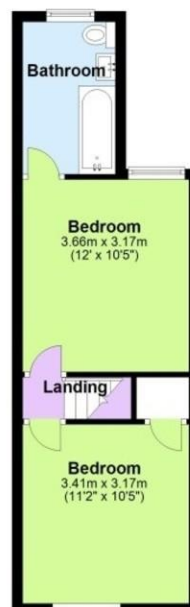
STAIRS RISING TO FIRST FLOOR



Ground Floor
Approx. 33.4 sq. metres (359.2 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

LANDING

Opposing doors to double bedrooms.

BEDROOM ONE

12' x 10' 5" approx. (3.66m x 3.18m) Double glazed window to rear, radiator, loft access to part boarded loft space, door to bathroom.

BEDROOM TWO

11' 2" x 10' 5" approx. (3.4m x 3.18m) Double glazed window to front, radiator, built-in over stairs cupboard.

BATHROOM (OFF BEDROOM ONE)

Obscured double glazed window to rear, radiator, chrome heated towel rail, shaped shower bath with mixer tap and thermostatic fixed head shower with separate rinser, mounted hand wash basin with mixer tap and cupboard under, low level WC with concealed cistern, wood effect flooring, extractor fan.

OUTSIDE

The property is nicely set back from the road by a low maintenance slate chip frontage with pathway leading to the front door. To the rear there is an enclosed courtyard style area with artificial lawn, access to the utility outbuilding and gated accesses over a shared pathway to a private, Easterly facing fence enclosed garden mainly laid to lawn with decking seating area and wooden shed, all enjoying an open outlook.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,572.36 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant and Whitehouse primary schools, Westbourne Academy secondary school.

DIRECTIONS

Leaving Ipswich town centre, head south-west on Crown St/A1156 towards High St, go through 1 roundabout, at the roundabout, take the 1st exit onto Chevallier St/A1214, turn right onto Bramford Rd/B1067, turn right onto Waveney Rd, the destination will be on the right.

BROADBAND AND 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.

Waveney Road IPSWICH IP1 5DG	Energy rating C	Valid until:	3 September 2031
		Certificate number:	0014-1209-7109-7700-1000

Property type	Mid-terrace house
Total floor area	62 square metres



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

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