



ipswich & suffolk



Ruskin Road, Ipswich, IP4 1PT

Price £240,000 Freehold

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suffolk estate  
agents  
Part of the Your Ipswich Group

# Ruskin Road, Ipswich, IP4 1PT

This delightful 3 bedroom single bay semi-detached family home with original features, located to the East of Ipswich in the Copleston school catchment within walking distance to local shops, schools, bus service, town centre & waterfront. The property is arranged over two floors comprising entrance porch, entry hall, two reception rooms, kitchen, ground floor bathroom and stairs to first floor leading to 3 double bedrooms. Further benefits include double glazed windows throughout, gas central heating and access from Darwin Road leading to off road parking which is a rarity in this location. **EARLY INSPECTION RECOMMENDED.**

## ENCLOSED PORCH

Double glazed door into enclosed porch with door into entrance hall.

## ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, doors into sitting room and dining room.

## SITTING ROOM

13' 4" x 10' (4.06m x 3.05m) Carpeted flooring, original tiled fire place, double glazed bay window to front aspect, radiator.

## DINING ROOM

11' 11" x 10' 9" (3.63m x 3.28m) Carpeted flooring, radiator, double glazed window to rear aspect, storage cupboard under stairs with power point for freezer, door into kitchen.

## KITCHEN

9' 10" x 8' 10" (3m x 2.69m) Matching eye level and base units with roll edge worktops, 4 ring gas hob with stainless steel extractor over, electric oven, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for under counter fridge, concealed wall unit with gas Valliant boiler, radiator, double glazed window and door to side aspect, vinyl floor covering, door into bathroom.

## BATHROOM

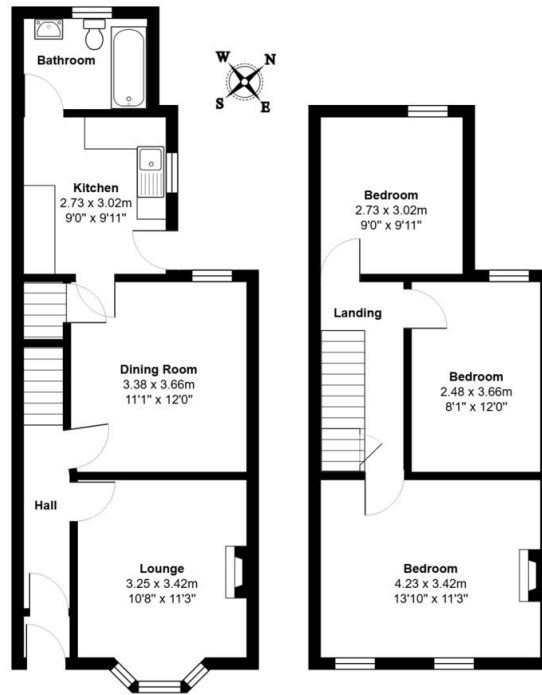
8' 3" x 5' 7" (2.51m x 1.7m) Comprising low level WC, wash hand basin and bath with shower over (off the mains) vinyl floor covering, radiator, extractor fan, double glazed window to rear aspect.

## STAIRS

Carpeted stairs and landing, loft hatch, storage cupboard on landing, doors to bedrooms.







Total Area: 84.0 m² ... 905 ft²

### BEDROOM 1

13' 10" x 11' 3" (4.22m x 3.43m) Carpeted flooring, 2 double glazed windows to front aspect, original fireplace, radiator.

### BEDROOM 2

11' 11" x 8' 3" (3.63m x 2.51m) Carpeted flooring, original fireplace, radiator, double glazed window to rear aspect.

### BEDROOM 3

9' 11" max x 9' (3.02m x 2.74m) Carpeted flooring, original fireplace, radiator, double glazed window to rear aspect.

### OUTSIDE

Paved front garden surrounded by brick wall, shared passage leading to rear garden which is mainly laid to lawn, flower borders, timber garden shed, gate leading to block paved off road parking which is accessed via Darwin Road. Vendor owns both parking spaces but leases one parking space to his neighbour on a 99 year lease which commenced on 12/01/2022.

### SERVICES

We understand all mains services are connected.

### COUNCIL

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

### NEAREST SCHOOLS

Clifford Road primary school & Copleston High school.

### 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.

## 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.

Ruskin Road IPSWICH IP4 1PT	Energy rating <b>D</b>	Valid until:	13 September 2035
		Certificate number:	2170-8261-0050-9106-2995

## 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>



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01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



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