

Kitchener Road, Ipswich, IP1 4DT

Guide Price £195,000 Freehold



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Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well maintained three bedroom Edwardian attached home of larger proportions, conveniently located to the popular West of Ipswich within easy reach of the town centre and mainline to London train station. The accommodation comprises; storm porch, entrance hall, sitting and dining rooms, modern fitted kitchen, rear lobby and modern bathroom on the ground floor, with landing and three comfortable bedrooms on the first floor. To the outside there is a low maintenance frontage, whilst to the rear there is an established garden with mature lawn and patio. Further benefits include predominant double glazing and gas fired central heating, we are advised by the seller that the characterful single bay, which is currently single glazed, will be double glazed prior to the completion of sale. On road parking. Early viewing highly advised.



SHELTERED STORM PORCH

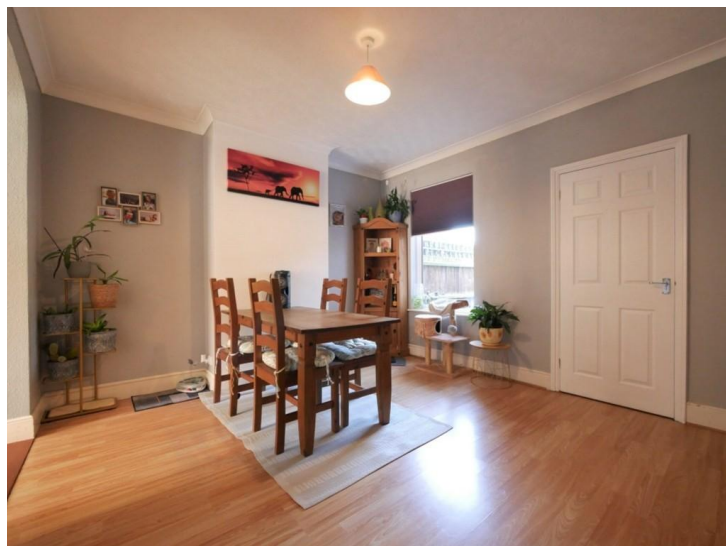
Traditional style wooden front door to entrance hall.

ENTRANCE HALL

Radiator, door to dining room, stairs rising to first floor.

DINING ROOM

11' 3" x 11' 10" approx. (3.43m x 3.61m) Double glazed window to rear, radiator, wood effect flooring, built-in under stairs cupboard, door to kitchen, opening through to sitting room.



SITTING ROOM

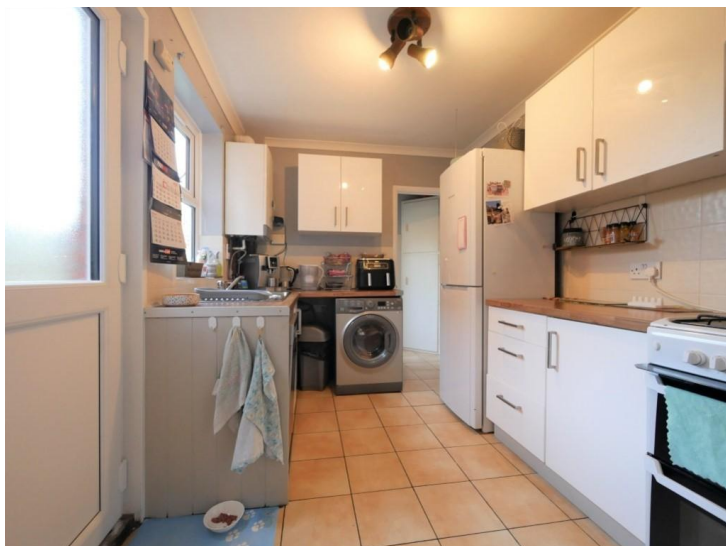
11' 3" x 11' 1" approx. (3.43m x 3.38m) Single and secondary glazed bay window to front (the seller has advised that this will be replaced with double glazing prior to the completion of sale), radiator, coal effect gas fire, broadband and television points, wood effect flooring.

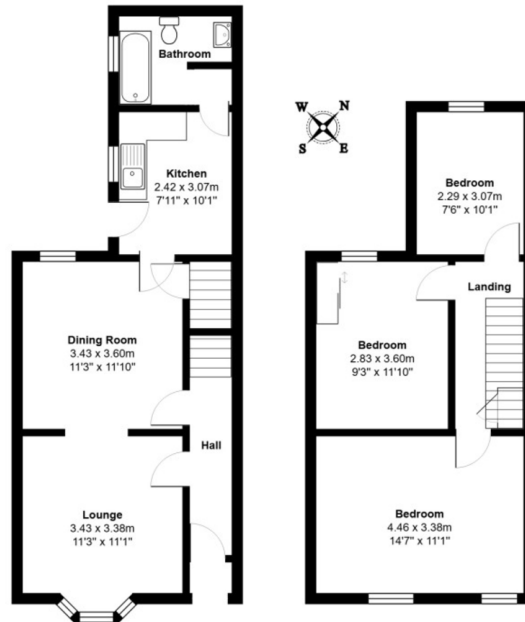
KITCHEN

7' 11" x 10' 1" approx. (2.41m x 3.07m) Double glazed window to side, a comprehensive range of modern base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, spaces for gas cooker, washing machine and dish-washer, wall mounted gas fired boiler, tiled splash backs and floor, door to rear lobby, double glazed side door opening to garden.

REAR LOBBY

Corner cupboard unit, tiled floor, opening to bathroom.





Total Area: 84.6 m² ... 910 ft²

BATHROOM

Obscured double glazed window to side, chrome heated towel rail, modern suite consisting of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin and low level WC, tiled walls and floor, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, loft access, doors to.

BEDROOM ONE

14' 7" x 11' 1" approx. (4.44m x 3.38m) Two double glazed windows to front, radiator, shelved alcoves with clothes rail, wood effect flooring.

BEDROOM TWO

9' 3" x 11' 10" approx. (2.82m x 3.61m) Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM THREE

7' 6" x 10' 1" approx. (2.29m x 3.07m) Double glazed window to rear, radiator.

OUTSIDE

To the outside there is a low maintenance frontage enclosed by gated wall and fencing with a chequer tiled pathway leading to the front door, whilst to the rear there is an established garden with mature lawn and patio, wooden shed and external tap enclosed by hedging and fencing. There is gated pedestrian access to a passageway which leads to the main road.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant School and Nursery, and Springfield Junior primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head west on St Matthew's St/A1156 towards Portman Rd, continue to follow A1156, 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 Kitchener 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.

Energy performance certificate (EPC)

Kitchener Road IPSWICH IP1 4DT	Energy rating C	Valid until:	5 August 2035
		Certificate number:	0083-1209-8805-5602-1304
Property type		Mid-terrace house	
Total floor area		83 square metres	



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

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