



47 Burke Road, Ipswich, IP1 6NR

Guide Price £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

47 Burke Road, Ipswich, Suffolk, IP1 6NR.

Ipswich & Suffolk estate agents are delighted to be offering for sale this beautiful 4 bedroom mid terraced family home located to the North West of Ipswich within walking distance to local shops, schools and bus service. The property is arranged over two floors comprising entrance hall, lounge, modern fitted kitchen, dining room, G/F bathroom, stairs to first floor leading to 4 bedrooms, the property also benefits from Double glazing throughout, gas central heating, block paved off road parking for 2 cars plus another parking space on drive, outside WC, established rear garden. EARLY INSPECTION RECOMMENDED

ENTRANCE HALL

UPVC door into entrance hall, stairs to first floor, laminate flooring, radiator, storage cupboard under stairs, doors to lounge and bathroom.

LOUNGE

14' 1" x 12' 11" (4.29m x 3.94m)

Carpeted flooring, fire place with electric fire, radiator, double glazed window to front aspect, door to kitchen.

KITCHEN

12' 11" x 8' 2" (3.94m x 2.49m)

Modern fitted kitchen comprising glossy fronted wall and base units with roll edge work tops, Cooker with gas hob and electric oven with stainless steel extractor hood over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, stainless steel sink & drainer with hot & cold taps, double glazed window and door to rear aspect, radiator, door into dining room.

DINING ROOM

10' 5" x 8' 8" (3.18m x 2.64m)

Laminate flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with electric shower over, Chrome heated towel rail, extractor fan.

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms.

BEDROOM 1

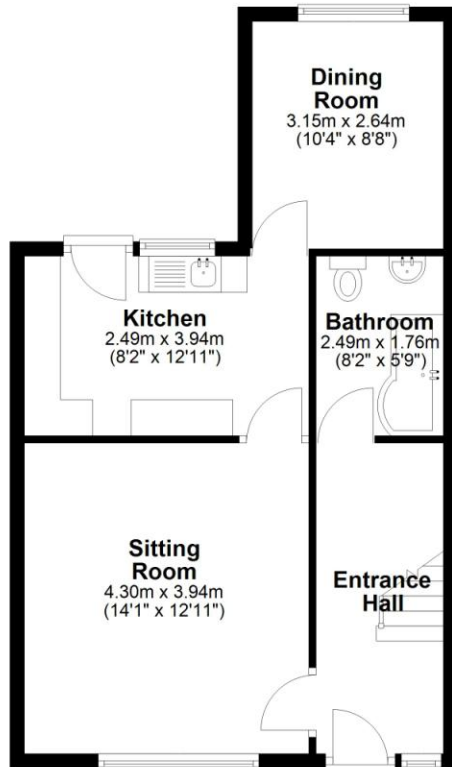
14' 4" x 11' 5" (4.37m x 3.48m)

Carpeted flooring, double glazed window to front aspect, radiator.



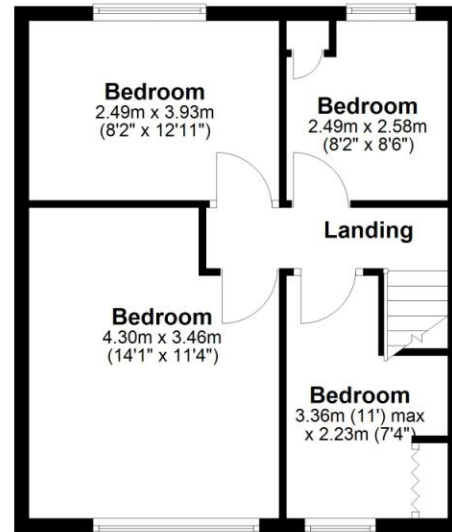
Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 sq. feet)

BEDROOM 2

12' 11" x 8' 5" (3.94m x 2.57m)

Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

10' 11" x 6' 8" (3.33m x 2.03m)

Carpeted flooring, double glazed window to front aspect, radiator, walk in wardrobe.

BEDROOM 4

8' 6" x 8' 5" (2.59m x 2.57m)

Carpeted flooring, double glazed window to rear aspect, radiator, airing cupboard housing gas combination boiler.

OUTSIDE

Driveway leading to block paved off road parking for 2 cars, side passage leading to rear gate into rear garden with brick built storage shed with power & lighting, Separate Cloakroom with high level cistern, rear patio area, remainder of the garden is laid to lawn with central pathway, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

NEAREST SCHOOLS

Castle Hill infant & junior schools & Ormiston Endeavour Academy.

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.

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>

Energy performance certificate (EPC)

47, Burke Road IPSWICH IP1 6NR	Energy rating C	Valid until: 18 June 2027
		Certificate number: 8323-7426-2010-2391-8992

Property type

Mid-terrace house

Total floor area

94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

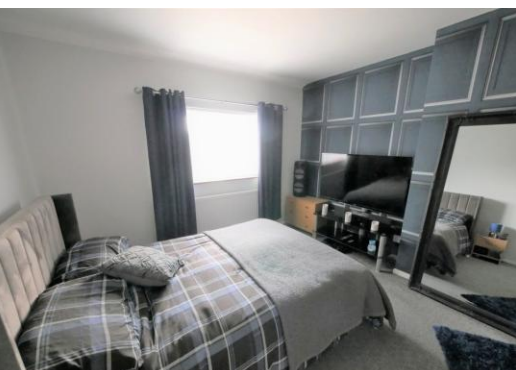
Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
71 C	83 B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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

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