



Myrtle Road, Ipswich, Suffolk, IP3 0AN

Guide Price £165,000 Freehold

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# ***Myrtle Road, Ipswich,***

## ***Suffolk, IP3 0AN***

### **DESCRIPTION**

A delightful newly refurbished 2/3 end of terrace townhouse set to the South East side of Ipswich offered for sale with no onward chain, suitable for a buy to let investment opportunity, first or second home. The accommodation has been fully refurbished with works to include a newly fitted kitchen and bathroom suite to the ground floor along with Karndean flooring to most rooms and newly laid carpets to the first floor and staircase. The sitting room and dining room are open plan creating a nice flexible space with a central stairwell. There is street parking and a small walled frontage, a pedestrian shared access at the side leads to the rear garden, which is also accessed from the rear lobby. The rear garden is paved with a rear border enclosed by fencing and mature trees. There is easy access to the towns amenities and facilities, along with the restaurants at the nearby Waterfront, Marina and mainline train station with links to London.

### **AGENTS NOTE:**

We understand the property has undergone a Japanese knotweed treatment program. All paperwork is available for inspection and Maljon completed a chemical treatment for rising damp to the ground floor and there is a 20 year guarantee in place from 5th Dec 2016.

### **THE ACCOMMODATION IN BRIEF COMPRISES:**

Entrance door to:

### **SITTING ROOM**

Approx 9' 11" x 12' 0" reducing to 11' 2" (3.02m x 3.66m) A bright room being open plan with the dining room, radiator and window to front elevation.

### **DINING ROOM**

Approx 12' 1" reducing to 11' 3" x 12' 7" (3.68m x 3.84m) Open plan from the sitting room, another flexible light space with window overlooking the rear elevation, radiator, television point, Virgin Media point, Open Reach point, staircase to the first floor and steps down to:

### **KITCHEN**

Approx 6' x 9' 4" (1.83m x 2.84m) A galley style newly fitted kitchen with a range of wall and base units providing plentiful storage, space for cooker, refrigerator/freezer and washing machine, tiled splashbacks, stainless steel sink and drainer with mixer tap and window above overlooking the side courtyard area, wall mounted 'Ideal' boiler, and access to:

### **REAR LOBBY**

Shelved storage cupboard, door to rear garden and further door to:

### **GROUND FLOOR BATHROOM**

Approx 5' 9" x 8' 0" (1.75m x 2.44m) Newly fitted suite comprising bath with wall mounted 'Triton Riba' electric shower, pedestal wash hand basin and low level w.c, frosted window to side elevation, radiator, Dimplex heater and tiled splash backs.





## ON THE FIRST FLOOR

### LANDING

Wall mounted consumer unit and doors to bedrooms one and two.

### BEDROOM ONE

Approx 10' 4" x 12' 4" reducing to 11' 8" (3.15m x 3.76m) Set to the front elevation with radiator, window to front elevation and door to a storage cupboard/wardrobe measuring approx 2' 7" x 2' 9".

### BEDROOM TWO

Approx 10' 1" x 12' 5" reducing to 11' 7" (3.07m x 3.78m) Window to rear elevation overlooking the garden, radiator and open access with steps down to:

### BEDROOM THREE

Approx 6' 1" x 9' 7" (1.85m x 2.92m) A versatile room suitable for use as a third bedroom, nursery, dressing room or has the potential to convert to an en-suite bathroom subject to any necessary planning consents.

### OUTSIDE

There is a small paved frontage enclosed by brick walls to the front, which could provide a small garden area, currently used as a bin store and a shared pedestrian access at the side leads onto the gated entrance to the rear garden.

The rear garden is enclosed by fencing with mature trees to the rear, there is a border ready for planting, and the garden is currently fully paved for easy maintenance. Steps lead up to a side patio/seating area with access to the rear lobby.

### IPSWICH BOROUGH COUNCIL

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

## DIRECTIONS

Head East on Crown Street A1156 heading towards Fitzroy Street for approximately half a mile and turn right onto Argyle Street, left onto Fore Street, right onto Duke Street and take the first exit at the roundabout leading onto Myrtle Road, continue to follow the road bearing left and the property will be found on the right hand side.

## SERVICES

We understand there is gas central heating, mains electric, water and drainage.

## SCHOOLS

Within approximately two miles of the property are Cliff Lane and Rosehill Primary Schools, Copleston High School, Stoke High School and Ipswich Academy.

## 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>

## 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.

## 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)

Myrtle Road IPSWICH IP3 0AN	Energy rating <b>D</b>	Valid until: 29 February 2035 Certificate number: 0300-2149-2420-2025-4775
Property type	End-terrace house	
Total floor area	70 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 D. It has the potential to be B.

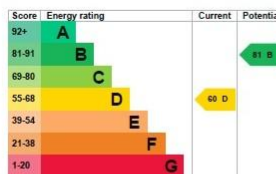
[See how to improve this property's energy efficiency](#)

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



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