



17 Mumford Road | Ipswich | Suffolk | IPI 5DE

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PROPERTIES

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# 17 Mumford Road, Ipswich, Suffolk, IPI 5DE

*“A stylish & well-presented three bedroom semi-detached house located in a tucked away location with ample off-road parking & particularly generous rear gardens.”*

## Description

A rare opportunity to acquire a stylish, spacious and well-presented three bedroom semi-detached house located in a tucked away location yet conveniently placed for both the town centre and destinations further afield.

Notable benefits include ample off-road parking as well as extensive and particularly generous rear gardens.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation in more detail comprises:

Front door to:

### Porch

Covered space with door leading to:

### Entrance Hall

Stairs rising to the first floor and open-plan to:

### Sitting/Dining Room Approx 25' x 11'10 (7.62m x 3.61m)

Light and airy open-plan space with bay window to front aspect, feature inset with oak mantel over and brick hearth, French doors to rear, vinyl flooring, opening to under stairs cupboard with cloak hanging space and opening to:

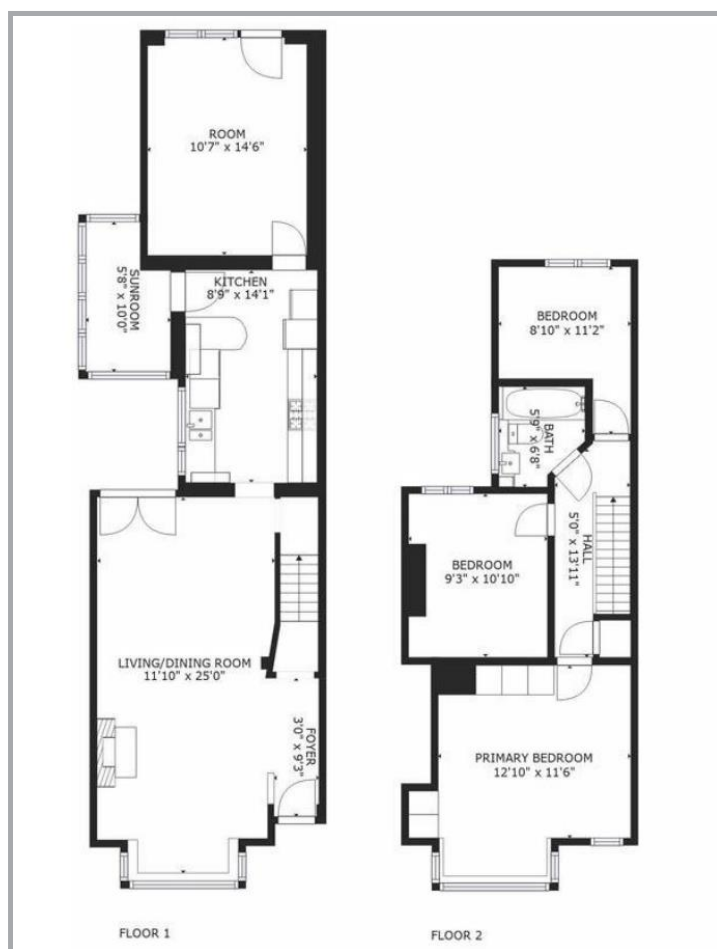
### Kitchen Approx 14'1 x 8'9 (4.29m x 2.67m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for washing machine, tumble dryer and fridge/freezer. The kitchen also incorporates a breakfast bar, window to side aspect, vinyl flooring and doors to:

### Garden Room/Utility Approx 10' x 5'8 (3.05m x 1.73m)

A versatile space with windows on three sides. This space has





been previously used as a sun room but equally as useful as a utility area.

**Entertainment/Play Room Approx 14'6 x 10'7 (4.42m x 3.23m)**

Hardwood flooring, French doors to rear and picture rail. This space is ideal for a variety of uses.

**First Floor Landing**

Access to loft, door to airing cupboard with shelving and housing the Worcester gas-fired boiler and doors to:

**Master Bedroom Approx 12'10 x 11'6 (3.91m x 3.51m)**

Substantial double room with bay window to front aspect as well as additional window to front aspect, hardwood flooring, double built-in wardrobes and spotlights.

**Bedroom Two Approx 10'10 x 9'3 (3.30m x 2.82m)**

Double room with window to rear aspect.

**Bedroom Three Approx 11'2 x 8'10 (3.40m x 2.69m)**

Window to rear aspect.

**Family Bathroom**

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, heated towel rail, tiled walls and frosted window to side aspect.

**Outside**

The property is situated in a tucked away yet convenient location and is set well-back from the road as well as accessed via a private drive providing ample off-road parking. A side access leads to the particularly generous and predominately lawned rear gardens with boundaries defined by a mixture of

fencing and hedging as well as there being a terrace abutting the rear of the property. Incorporated within the plot are two timber storage sheds.

**Local Authority**

Ipswich Borough Council

**Council Tax Band – B**

**Services**

Mains water, drainage and electricity. Gas-fired heating.





**Disclaimer**

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**Energy performance certificate (EPC)**

17, Mumford Road  
IPSWICH  
IP1 5DE

Energy rating  
**D**

Valid until: 13 August 2024

Certificate number: 8574-6028-8200-9514-3996

Property type	End-terrace house
Total floor area	103 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.

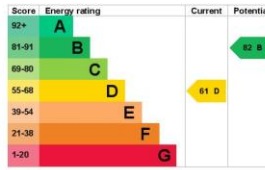
[See how to improve this property's energy efficiency.](#)

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



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)