



18 Devonshire Road | Ipswich | Suffolk | IP3 8AS

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PROPERTIES

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18 Devonshire Road, Ipswich, Suffolk, IP3 8AS

“A spacious & attractive red brick terraced cottage, located just a stone’s throw from the town centre, offering a great deal of potential, proportionate rear gardens & no onward chain.”

Description

An opportunity for either a first-time buyer or investor alike, this spacious and attractive red brick terraced cottage is located just a stone’s throw from the town centre with its wide range of amenities, as well as being located on a less travelled side road.

Other notable benefits include the property being offered to the market with no onward chain, and although the property requires modernisation, there is a great deal of potential on offer.

Outside are proportionate rear gardens with an established specimen tree, as well as a timber storage shed.

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:

Sitting Room Approx 12’ x 11’1 (3.66m x 3.38m)

Sash window to front aspect and door to:

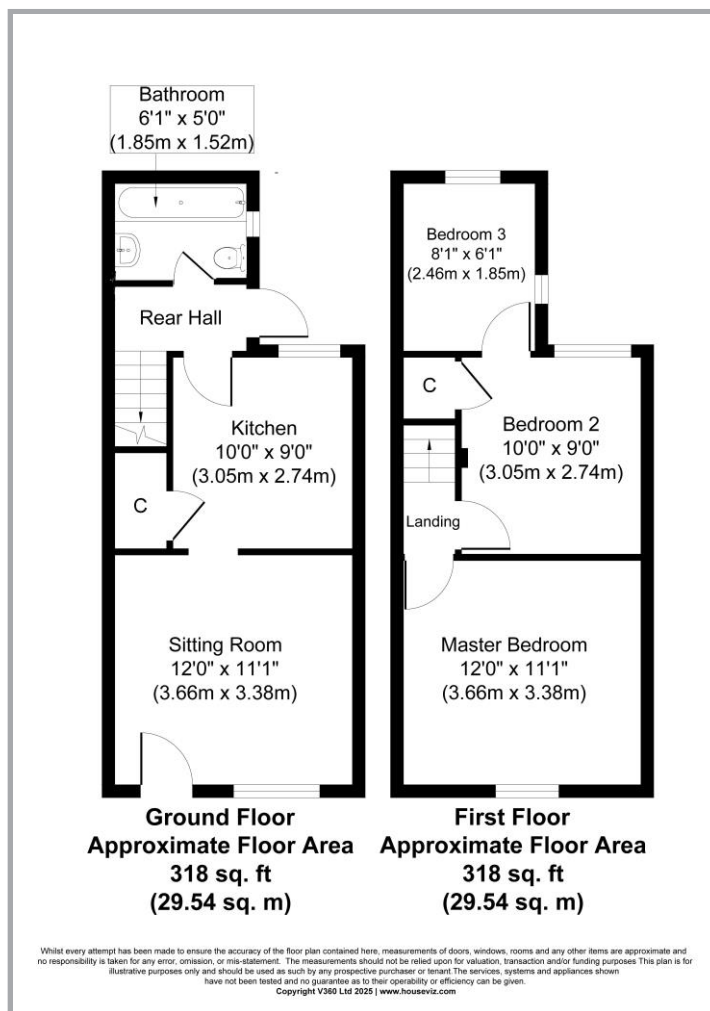
Kitchen/Breakfast Room Approx 10’ x 9’ (3.05m x 2.74m)

Fitted with a matching range of wall and base units with wood worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring gas hob with extractor over. Space for white goods, tiled flooring, sash window to rear aspect and door to extensive under stair storage cupboard. Door to:

Rear Hall Approx 6’1 x 3’ (1.85m x 0.91m)

With tiled flooring as well as stairs rising to the floor, personnel door opening onto the terrace, cloak hanging space and door to:





Family Bathroom Approx 6'1 x 5' (1.85m x 1.52m)

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled flooring, frosted window to side aspect and extractor.

First Floor Landing

With access to loft as well as housing the electric meter and fuse board and with doors to:

Master Bedroom Approx 12'x 11'1 (3.66m x 3.38m)

Double room with sash window to front aspect and feature inset with fireplace as well as access to loft.

Bedroom Two Approx 10' x 9' (3.05m x 2.74m)

Double room with sash window to rear aspect and built-in storage cupboard. Door to:

Bedroom Three/Dressing Room Approx 8'1 x 6'1 (2.46m x 1.85m)

Accessed from bedroom two and benefiting from double aspect windows to the rear and side.

Outside

Devonshire Road is a less travelled street enjoying on-road parking on a 'first come, first served' basis, and the property is positioned conveniently for both the town centre as well as destinations further afield. To the rear are partly lawned and partly terraced gardens, incorporating a timber storage shed with power connected. A rear gate provides access to a shared service track.

Local Authority

Ipswich Borough Council

Council Tax Band – A

Services

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

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.



Energy performance certificate (EPC)

18, Devonshire Road IPSWICH IP3 8AS	Energy rating C	Valid until:	18 January 2028
		Certificate number:	9438-9076-7219-5658-8960

Property type: Mid-terrace house

Total floor area: 63 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.](#)

Disclaimer

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