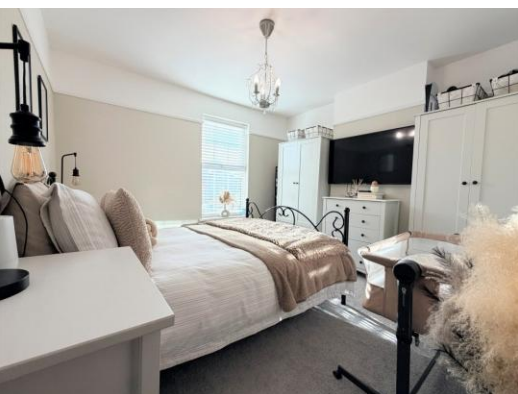




25 Parade Road, Ipswich, IP4 4BH

Guide Price £200,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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INTRODUCTION

A very well presented, larger two double bedroom end of terrace home primely located in the favourite North East of Ipswich, convenient to Northgate School. The excellent accommodation, which has undergone many recent stylish improvements under current ownership, briefly comprises; enclosed porch with parquet floor, comfortable sitting room with open fireplace, spacious dining room with part panelled walls, modern fitted kitchen, rear lobby, and cloakroom on the ground floor, with landing, two double bedrooms, and sizeable four-piece bathroom on the first floor. To the outside there is a low maintenance walled frontage with gated rear access revealing a garden with generous paved entertainment patio and lawn. Parking is on road. Further benefits include a modern gas fired boiler fitted in the second bedroom, drop down ladder access to a fully boarded loft space from the principal bedroom, and double glazing. Early viewing is highly advised to fully appreciate this first class home.

DOUBLE GLAZED FRONT DOOR TO

ENCLOSED PORCH

Double glazed window to side, parquet flooring, door to sitting room.

SITTING ROOM

10' 8" x 11' 3" approx. (3.25m x 3.43m) Double glazed window to front, radiator, traditional style cast iron open fireplace, wood effect flooring, BT Openreach broadband point, opening through to dining room.

DINING ROOM

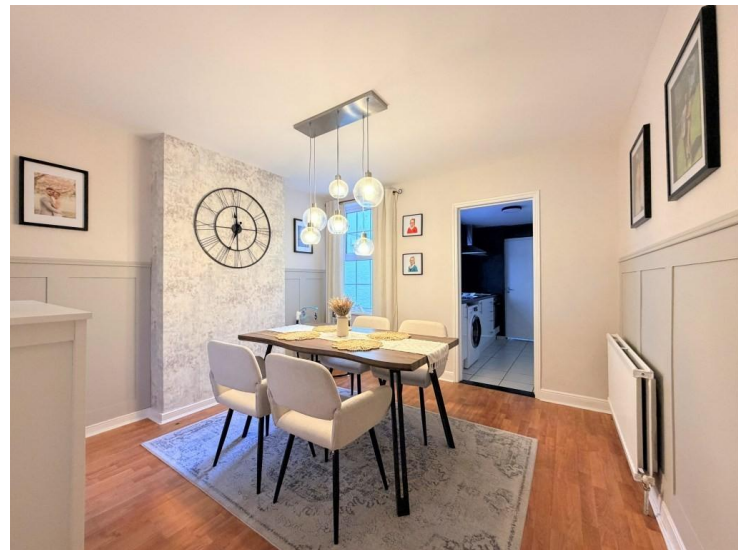
11' 1" x 11' 3" approx. (3.38m x 3.43m) Double glazed window to rear, radiator, recess with under stairs cupboard, part panelled walls, opening through to kitchen.

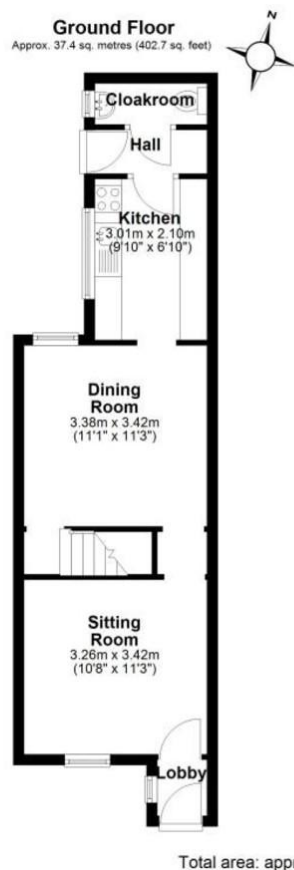
KITCHEN

9' 10" x 6' 10" approx. (3m x 2.08m) Double glazed window to side, a contemporary range of base and eye level gloss fronted fitted cupboard and drawer units, granite effect work surfaces, stainless steel sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and stainless steel extractor hood over, under counter space for washing machine, slate effect tiled splash backs, tiled floor, door to rear lobby.

REAR LOBBY

Double glazed door to side opening to garden, tiled floor, space for fridge-freezer, door to cloakroom.





CLOAKROOM

Obscure double glazed window to side, radiator, low level C, pedestal hand-wash basin with mixer tap, stone effect tiled walls, tiled floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, electric consumer unit, doors to.

PRINCIPAL BEDROOM

10' 8" x 11' 3" approx. (3.25m x 3.43m) Double glazed window to front, radiator, picture rail, loft access hatch with drop down ladder to fully boarded loft space.

BEDROOM TWO

9' 10" x 6' 10" approx. (3m x 2.08m) Double glazed window to rear, radiator, dado rail, door to built-in cupboard housing modern wall mounted gas fired boiler.

FOUR PIECE BATHROOM

9' 10" x 6' 10" approx. (3m x 2.08m) Obscure double glazed window to rear, heated towel rail, panel bath with mixer tap and shower attachment, double shower glazed cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC, stone effect fully tiled walls, wood effect flooring, extractor fan.

OUTSIDE

The walled paved frontage is low maintenance and has dual gated access. Gated side pedestrian access to the rear reveals an enclosed North Westerly facing garden with generous paved entertainment patio and area laid to lawn, there is a bordered flower bed, fencing to boundaries, wood panelled shed (in need of some attention), external tap and lighting. Parking is on road.

AGENTS NOTE

The sellers have identified a fault with the rear extension flat roof, and have agreed to replace it prior to a sale completing.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

St Mary's Catholic primary and Northgate High secondary,

DIRECTIONS

Leaving Ipswich town centre, head east on Woodbridge Rd/A1156, continue to follow Woodbridge Rd, continue onto Albion Hill, turn left onto Belvedere Rd, turn right onto Parade Rd, the destination will be on the left.

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>

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 represent 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)

Parade Road IPSWICH IP4 4BH	Energy rating D	Valid until: 5 January 2036 Certificate number: 2160-5309-5060-6101-6901
Property type	End-terrace house	
Total floor area	66 square metres	



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

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