







42 Kitchener Road, Ipswich, Suffolk, IP1 4DT

Guide Price £180,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - Ipswich & Suffolk are delighted to offer this single bay, end of terrace family home, located to the West of Ipswich, set just off Norwich Road, close to local shops, schools and bus service, also a short walk to town centre. The accommodation comprises: entrance hall, sitting room, dining room, kitchen, G/F shower room, stairs to first floor with 3 good size bedrooms. Outside there are front and rear gardens, street parking, benefits include original doors, double glazing throughout and gas central heating. The property does require some modernisation and offers a great opportunity for first time buyers.



ENTRANCE PORCH

UPVC door into enclosed entrance porch with further door to entrance hall.



ENTRANCE HALL

Exposed floorboards, radiator, stairs to first floor, doors to sitting room and dining room.

SITTING ROOM

11' 2" x 11' (3.4m x 3.35m)

Carpeted flooring, double glazed bay window to front aspect, radiator, fireplace with coal effect gas fire (not tested)

DINNING ROOM

11' 11" x 11' 2" (3.63m x 3.4m)

Carpeted flooring, radiator, cupboard under stairs, double glazed window to rear aspect, door into kitchen.

KITCHEN

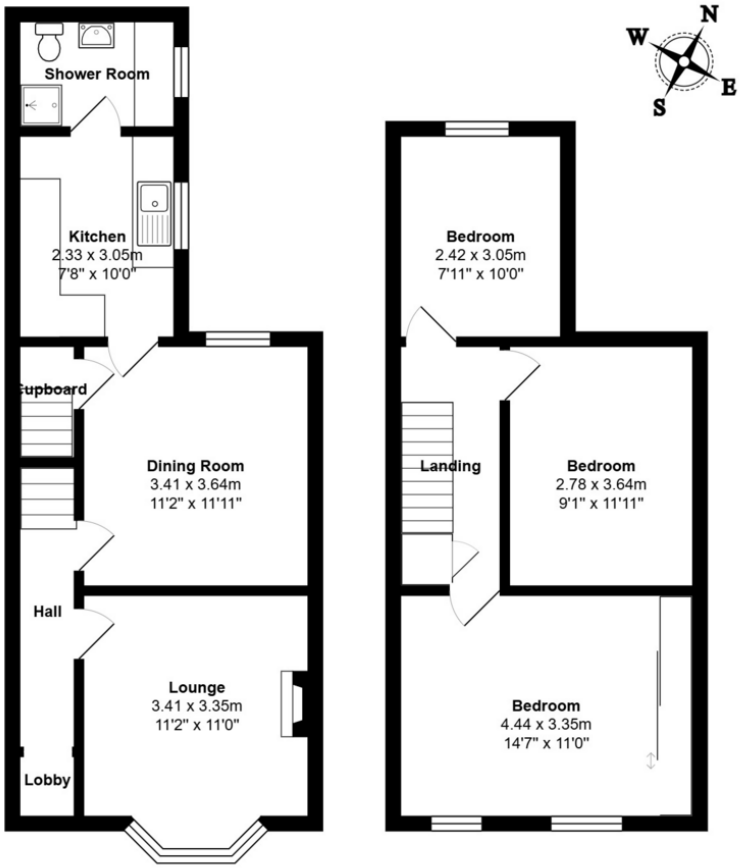
10' x 7' 8" (3.05m x 2.34m)

Matching wall and base units with roll edge worktops, 4 ring gas hob with extractor over, electric oven, stainless steek sink and drainer with swan neck mixer tap, plumbing for washing machine, space to fridge/freezer, wall mounted gas boiler, laminate flooring, double glazed window and door to side aspect, door to shower room.



SHOWER ROOM

Comprising low level WC, hand basin and electric shower, non slip flooring, extractor fan, double glazed window to side aspect.



Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only

STAIRS

Exposed floorboards on stairs and landing, radiator, storage cupboard, loft hatch, doors to bedrooms.

BEDROOM 1

14' 7" x 11' (4.44m x 3.35m)

Carpeted flooring, 2 double glazed windows to front aspect, radiator, mirrored built in wardrobes.

BEDROOM 2

11' 11" x 9' 2" (3.63m x 2.79m)

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

BEDROOM 3

10' x 7' 11" (3.05m x 2.41m)

Exposed floorboards, radiator, double glazed window to rear aspect.

OUTSIDE

Brick wall and pathway to front door, side passageway with gate leading into the fenced rear garden with patio area and further gate leading to the rear part of garden, which is laid to lawn with flower & shrub borders, timber garden shed, also enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Council Tax Band (B) £1,919.75p.

NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne 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.

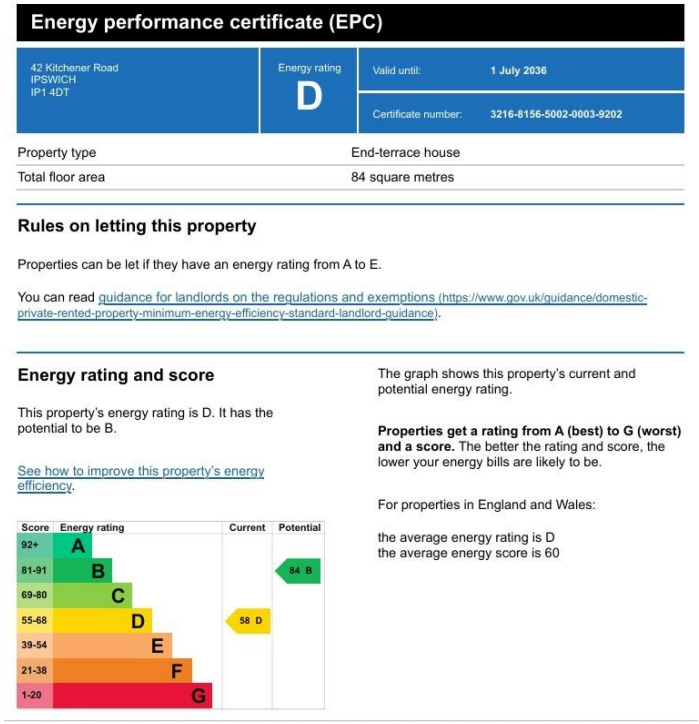
STAMP DUTY LAND TAX (SDLT)

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

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)

42 Kitchener Road
IPSWICH
IP1 4DT

Energy rating: D

Valid until: 1 July 2036

Certificate number: 3216-8156-5002-0003-9202

Property type	End-terrace house
Total floor area	84 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).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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