



Lacey Street, Ipswich, Suffolk, IP4 2PH

Guide Price £245,000 Freehold

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

Lacey Street, Ipswich, Suffolk, IP4 2PH

SUMMARY

CHAIN FREE - A well presented and extended, two double bedroom semi-detached home, located in the favourite North East of Ipswich, convenient to the town centre, waterfront, Northgate School and Christchurch Park. The characterful accommodation is of good proportions and briefly comprises; entrance hall, sitting room, dining room, versatile breakfast room/study or guest room, kitchen, garden room and shower room on the floor with landing, two double bedrooms and a modern bathroom on the first floor. Further benefits include, burglar alarm, some exposed floorboards and traditional style stripped panel doors, double glazing and gas fired central heating via a modern boiler. To the outside there are front and rear gardens, with the attractive rear garden offering a far-reaching roof top and tree lined open outlook. Early viewing is highly advised.

TRADITIONAL STYLE FRONT DOOR TO:

ENTRANCE HALL

Decorative bookend archway, exposed floorboards, stairs with spindle railed bannister rising to first floor, stripped panel door to sitting room, opening through to dining room.

SITTING ROOM

Double glazed bay window to front, radiator, exposed floorboards, traditional style coal effect gas fire with cast surround and wooden mantle.

DINING ROOM

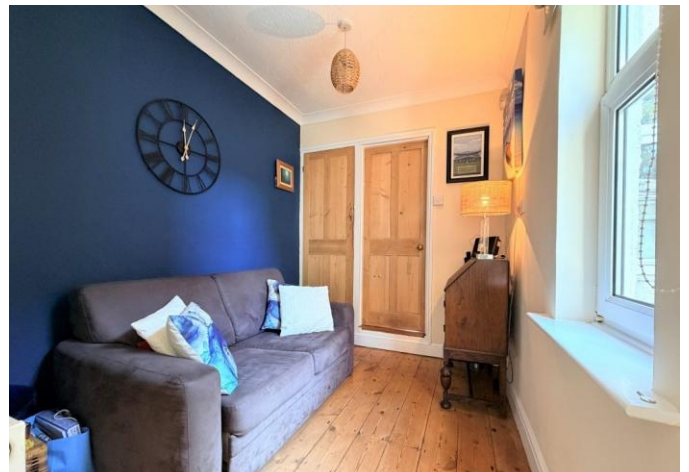
Double glazed window to rear, radiator, feature fireplace recess, built-in under stairs cupboard, stripped panel door to breakfast room/study.

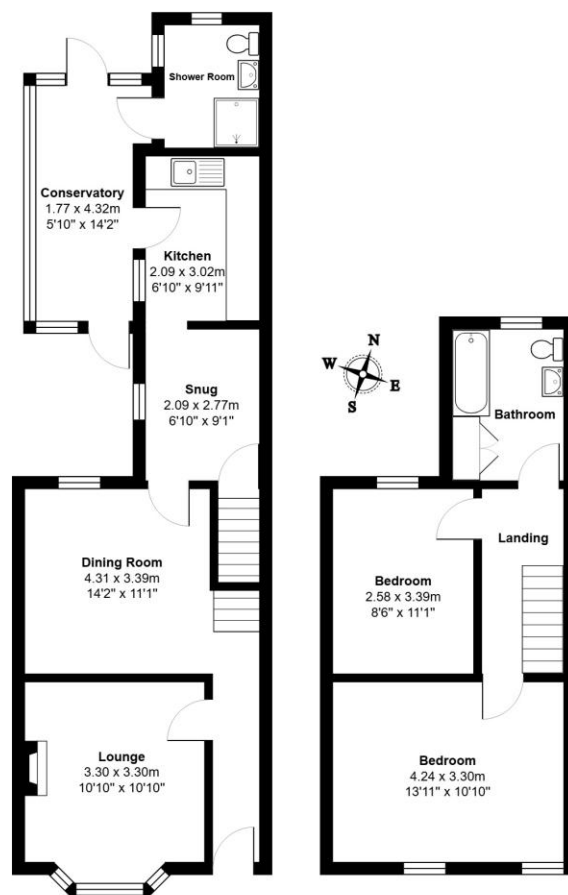
BREAKFAST ROOM/STUDY

An adaptable and versatile room which could also be used as a guest room, with double glazed window to side, radiator, built-in under stairs cupboard, exposed floorboards, opening to kitchen.

KITCHEN

Double glazed window to side, a range of base and eye level fitted cupboard and drawer units with granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, built-in electric double oven and grill, inset gas hob with extractor over, space for fridge-freezer, wood effect flooring, door to garden room.





Total Area: 91.3 m² ... 982 ft²

GARDEN ROOM

Radiator, tiled floor, glazed to three aspects with front and rear doors opening to garden and patio area, door to shower room.

SHOWER ROOM

Obscure double glazed window to rear, glass block window to side, heated towel rail, shower cubicle with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, space for washing machine, tiled walls and floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft hatch access to lit loft space, stripped wood panel doors to:

BEDROOM ONE

Two double glazed windows to front, radiator, double wardrobe.

BEDROOM TWO

Double glazed window to rear, radiator, wardrobe.

BATHROOM

Double glazed window to rear, radiator, modern suite consisting of panelled bath with mixer tap and shower attachment, mounted hand wash basin with mixer tap and cupboard under, built-in cupboard housing modern wall mounted gas fired boiler, stone effect mermaid board and tiled splash backs, wood effect flooring.

OUTSIDE

To the outside there are front and rear gardens, the frontage is low maintenance hardscaped with gated wall to front boundary, stocked flower beds, and shared gated side pedestrian access reveals the rear garden. The attractive rear garden is partly laid to artificial lawn and part established lawn with patio, stocked bark chip bed and raised flower bed. Offering a striking far reaching roof top and tree lined open outlook, the wooden shed and greenhouse will remain.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

St Helens primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre, head towards St Margaret's Grn/B1077, continue to follow A1156, continue onto Woodbridge Rd, turn left onto Lacey St, turn right to stay on Lacey St, 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 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)			
55 Lacey Street IPSWICH IP4 2PH	Energy rating D	Valid until:	26 May 2036
		Certificate number:	4318-6186-5062-0025-9002

Property type	Semi-detached house
Total floor area	76 square metres

Rules on letting this property

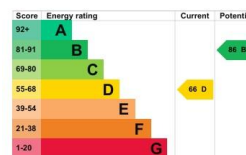
Properties can be let if they have an energy rating from A to E.

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



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

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