



57 Cromer Road, Ipswich, Suffolk, IP1 5ER

Guide Price £225,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - We are delighted to be offering for sale this semi-detached family home located to the North West of Ipswich, within walking distance to local shops, schools and bus service, plus there is easy access to A12/A14 trunk roads. The accommodation comprises: enclosed porch and hall, open plan lounge/dining room, kitchen and utility room, stairs to first floor leading to 3 double bedrooms and family bathroom. Outside is off road parking and an established garden to the rear. The property is predominantly double glazed and there is gas central heating.

ENCLOSED PORCH

Door into porch with laminate flooring and door into entrance hall.

ENTRANCE HALL

Carpeted flooring, stairs to first floor, radiator, storage cupboard under stairs, doors to lounge/dining and kitchen.

LOUNGE

10' 10" x 10' 9" (3.3m x 3.28m) Carpeted flooring, double glazed window to front aspect, marble fire place with enclosed electric fire, opening to dining area.

DINING ROOM

12' 5" x 10' 4" (3.78m x 3.15m) Carpeted flooring, radiator, double glazed patio doors to rear aspect.

KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m) Matching wall and base units with roll edge worktops, stainless steel sink & drainer with mixer tap, gas cooker to remain, plumbing for dish washer, radiator, tiled flooring, half tiled walls, opening into utility area.

UTILITY AREA

8' 7" x 6' 6" (2.62m x 1.98m) Matching base units with roll edge work tops, plumbing for washing machine, radiator, tiled flooring, double glazed window to rear aspect and double glazed door to side aspect.

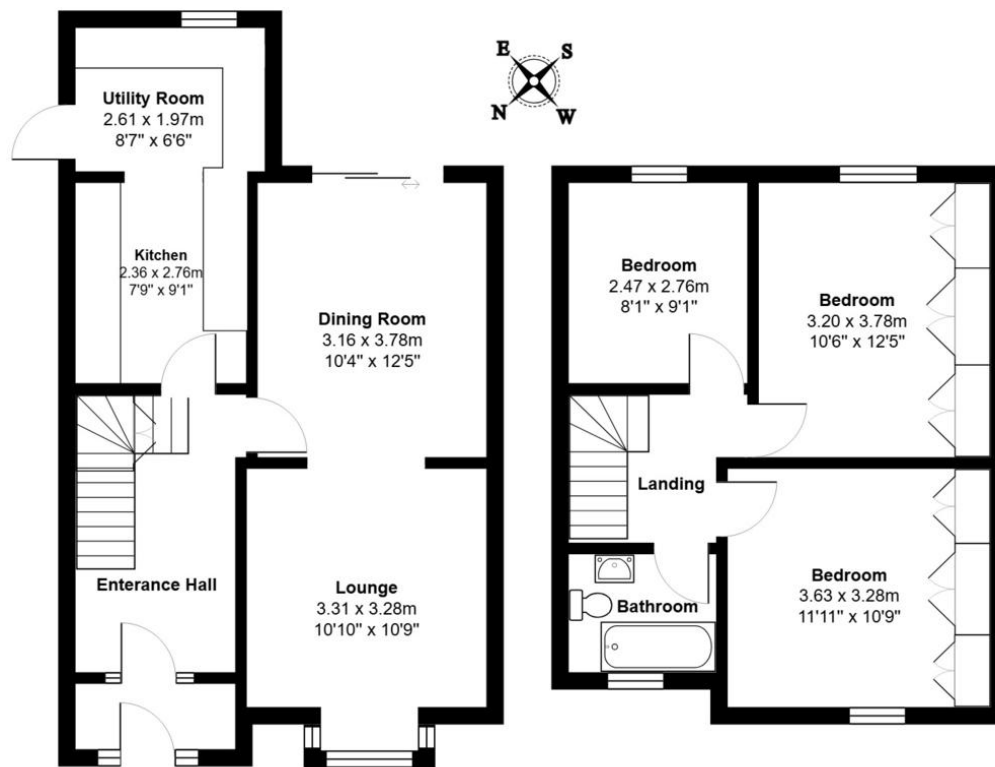
STAIRS

Carpeted stairs & landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

11' 11" x 10' 9" (3.63m x 3.28m) Carpeted flooring, radiator, double glazed window to front aspect, 3 x 2 door built in wardrobes.





Total Area: 89.7 m² ... 965 ft²

BEDROOM 2

12' 5" x 10' 6" (3.78m x 3.2m) Carpeted flooring, radiator, double glazed window to rear aspect, 3 x 2 door built in wardrobes.

BEDROOM 3

9' 1" x 8' 1" (2.77m x 2.46m) Carpeted flooring, radiator, wall mounted Valliant gas boiler.

BATHROOM

Comprising low level WC, wash hand basin and bath, chrome heated towel rail, built in storage cupboard, double glazed window to front aspect, vinyl floor covering.

OUTSIDE

Off road parking to front for 1 to 2 cars, side pedestrian access with wrought iron gate leading to rear garden which is mainly laid to lawn, deck area for entertaining, white gravel border, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough 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)			
57 Cromer Road IPSWICH IP1 5ER	Energy rating D	Valid until:	15 July 2036
		Certificate number:	2140-2103-6060-1103-6991

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

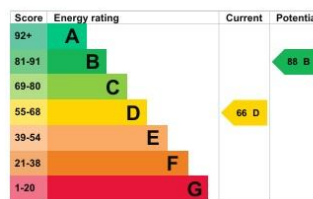
Properties can be let if they have an energy rating from A to E.

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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