

*A three bedroom Victorian terraced house,  
situated in the county town of Ipswich.*



#### Guide Price

£177,750

Freehold

Ref: P7900/MC

#### Address

29 Windsor Road  
Ipswich  
Suffolk  
IP1 4AN



Sitting room, dining room, kitchen and bathroom.  
Three bedrooms.  
Front and rear garden.

No forward chain.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

29 Windsor Road is situated in the county town of Ipswich, to the north west of the town centre.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses, wide range of public houses and restaurants, and the popular Waterfront area. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular rail services to London's Liverpool Street Station, which take just over the hour. There are also very good road links to the A14 and A12 trunk roads.

## Description

29 Windsor Road is a three bedroom, Victorian terraced house located in the town of Ipswich.

The front door opens into the sitting room which has a bay window to the front and an electric fireplace. Double doors lead through to the dining room which has French-style doors opening out onto the rear garden. The kitchen has windows to the side and high and low-level wall units with an inset stainless steel sink and tiled splashbacks. The bathroom has obscured glazed windows to the side and rear and comprises a bath, WC and handwash basin.

From the dining room, stairs rise to the first floor landing. Bedroom one is a generous double bedroom with a front-facing window and fireplace. Bedroom two is a further double bedroom overlooking the rear, with a hatch providing access to the loft. Bedroom three also faces the rear and has a built-in cupboard housing the boiler.

## Outside

The property is approached via a pathway leading through the front garden. The rear garden is fully enclosed by a combination of brick wall and timber fencing and is mainly laid to lawn with a patio area. A gate provides access to a shared pathway leading to the side of the property.





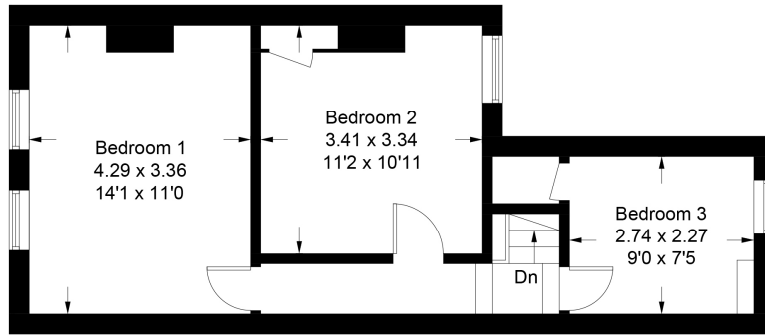




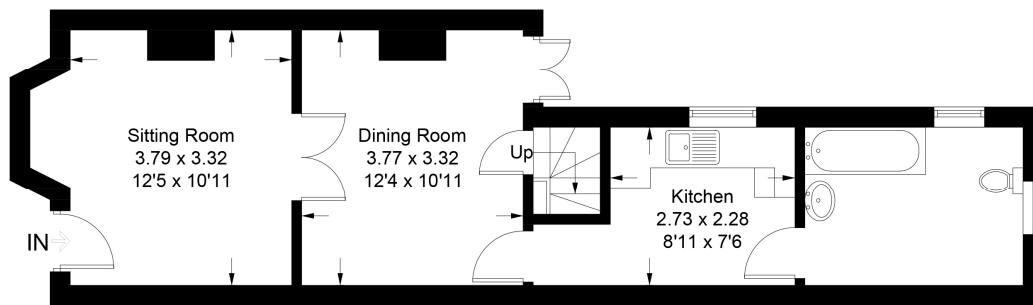


## 29 Windsor Road, Ipswich

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295819)

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band A; £1,645.50 payable per annum 2026/2027

*Local Authority* Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; 01473 432000

### NOTES

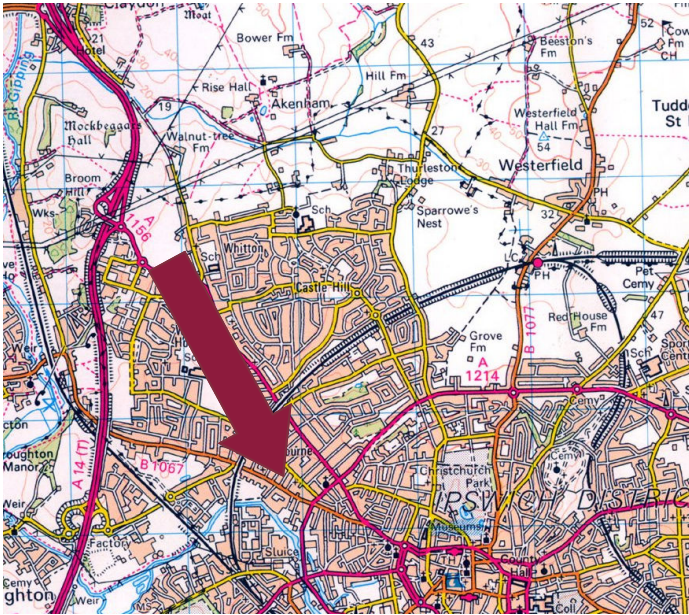
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*May 2026*

Chartered Surveyors / Estate Agents

# Clarke & Simpson



## Directions

From Tuddenham Road, continue for approximately 0.9 miles. At the roundabout, take the third exit onto Valley Road and proceed for 1.5 miles. At the next roundabout, turn left onto Norwich Road, then at the following roundabout take the second exit onto Chevallier Street. Continue before turning right onto Bramford Lane. After approximately 0.2 miles, turn left onto Windsor Road where the property will be found on the right-hand side.

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