



79 Sirdar Road, Ipswich, Suffolk, IP1 2LB

Guide Price £160,000 Freehold

ipswich &
suffolk estate
agents

Part of the Your Ipswich Group

79 Sirdar Road, Ipswich, Suffolk, IP1 2LB.

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom mid terrace house with off road parking located to the West of Ipswich. Within walking distance to local schools, shops, bus service, doctors surgery and Ipswich Town Centre.

Lounge/ Diner

22' 4" x 11' 7" (6.81m x 3.53m)

Front entrance door to the open plan lounge/diner with windows to the front and rear aspect. wood style flooring, radiators, fireplace with surround and TV point. Door to kitchen and stairs off.



Kitchen

13' 10" x 7' 1" (4.22m x 2.16m)

Base and eye level cupboards with work top and sink drainer. Tiled splash back Integrated oven, hob and hood, space for washing machine and fridge/freezer, combination boiler, window to side aspect and door to rear garden. Door to bathroom.



Bathroom

White suite with a panel bath and shower over and glass screen, tiled surround, W.C., vanity unit with hand wash basin, heated towel rail, tile effect flooring and window to rear aspect.

Landing

Loft access and doors to bedroom 1, 2 and 3.



Bedroom 1

11' x 10' (3.35m x 3.05m)

Window to front aspect, feature fireplace and radiator.

Bedroom 2

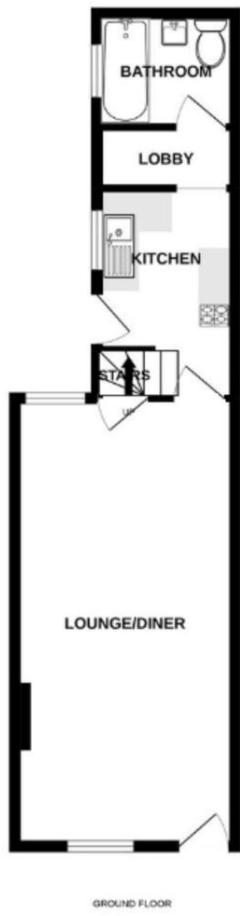
10' 11" x 8' 9" (3.33m x 2.67m)

Window to rear aspect and radiator.

Bedroom 3

7' x 7' 7" (2.13m x 2.31m)

Window to rear aspect and radiator.



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Rear garden has a patio area, and off road parking via access from Prospect Road.

DIRECTIONS

Leaving the Town Centre on on Crown Street, travel straight over the roundabout onto Norwich Road, then take the 3rd exit on the left onto Bramford Road, travel down Bramford Road and take the 7th turning on the left onto Sirdar Road the destination will be on the left.

IPSWICH BOROUGH COUNCIL

Council Tax band A - Approximately £1,572.36 PA (2025-2026)

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](https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall Primary School and Westbourne Academy Secondary School.

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)

79, Sirdar Road IPSWICH IP1 2LB	Energy rating D	Valid until: 15 June 2030
Property type	Mid-terrace house	
Total floor area	68 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.		
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**

01473 289333

www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk

