



Richmond Road, Ipswich, IP1 4DL

Offers in excess of £190,000



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

A beautifully presented, larger two double bedroom semi-detached home located on a favourite road to the popular West of Ipswich, within easy reach of the town centre, waterfront and mainline to London train station. The generously proportioned characterful accommodation comprises; entrance hall, stylish sitting room, dining room, fitted kitchen, rear lobby and utility/cloakroom on the ground floor, with an extensive cellar on the lower ground floor approx. 23'5" x 14'3" max. offering further scope for potential, and landing, two double bedrooms and a spacious bathroom on the first floor. To the outside the property is well set back by a low maintenance frontage, whilst to the rear there is an attractive ample garden with artificial lawn, elevated entertainment decking area, and sheltered bar. Early viewing to fully appreciate this spacious and characterful home with much originality is highly recommended. On road parking.



DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Radiator, wood effect flooring, dado rail, stairs rising to first floor, doors to sitting and dining rooms.

SITTING ROOM

11' 5" x 11' approx. (3.48m x 3.35m) Double glazed bay window to front, radiator, feature fireplace reveal, wood effect flooring, television point.

DINING ROOM

11' 8" x 11' approx. (3.56m x 3.35m) Double glazed window to rear, radiator, traditional tiled fireplace with wooden surround and mantle, wood effect flooring.



KITCHEN

9' 9" x 7' 3" approx. (2.97m x 2.21m) Double glazed window to side, a classic range of base and eye level fitted cupboard and drawer units, marble effect work surfaces, inset composite sink drainer unit with mixer tap, space for gas cooker with extractor over, under counter spaces for washing machine and dishwasher, door leading down to cellar, opening through to rear lobby.

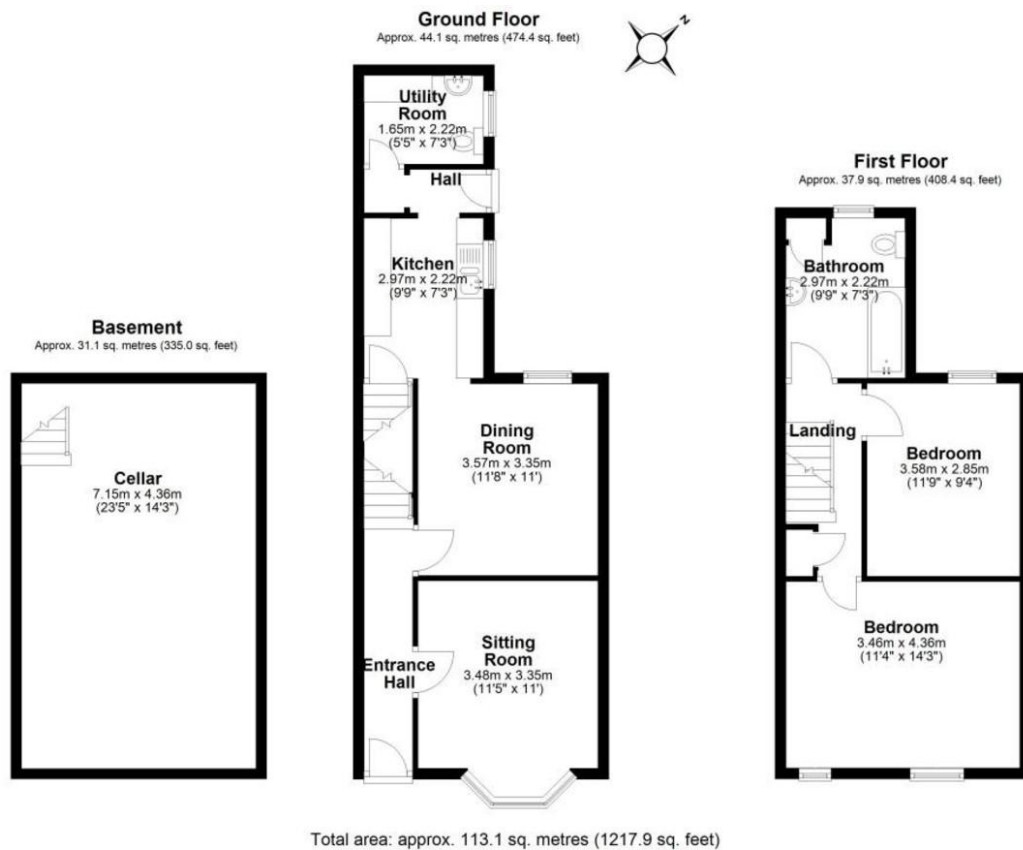
REAR LOBBY

Door to utility/cloakroom, double glazed side door to garden.

UTILITY/CLOAKROOM

5' 5" x 7' 3" approx. (1.65m x 2.21m) Double glazed window to rear, radiator, low level WC, work surface, wash basin, under counter space for washing machine, wood effect flooring.





CELLAR

23' 5" x 14' 3" max. approx. (7.14m x 4.34m) Accessed from the kitchen with stairs down to the lower ground level there is an extensive cellar with mains power and lighting, providing ample storage and scope for potential conversion subject to gaining the required permissions. Restricted headroom.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, loft hatch access with ladder to predominantly boarded loft space with light.

BEDROOM ONE

11' 4" x 14' 3" approx. (3.45m x 4.34m) Two double glazed window to front, radiator, traditional fireplace.

BEDROOM TWO

11' 9" x 9' 4" approx. (3.58m x 2.84m) Double glazed window to rear, radiator, traditional fireplace.

BATHROOM

9' 9" x 7' 3" approx. (2.97m x 2.21m) Double glazed window to rear, radiator, bath with electric shower over, low level WC, pedestal hand-wash basin, built-in cupboard housing gas fired boiler, chequer tile effect flooring.

OUTSIDE

Set back from the road by a low maintenance granite chip frontage with quarry tiled pathway leading to the front door, the

front boundary is wall and gated whilst gated side pedestrian access reveals an attractive rear garden with elevated entertainment patio, sheltered bar, and artificial lawn, all enclosed by fencing.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

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)

Richmond Road IPSWICH IP1 4DL	Energy rating D	Valid until:	10 April 2036
		Certificate number:	9016-8186-6002-0094-9402
Property type		Semi-detached house	
Total floor area		79 square metres	



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

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