



Antrim Road, Ipswich, IP1 5LA

Price £230,000 Freehold

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

# Antrim Road, Ipswich, IP1 5LA

We are delighted to be offering for sale this spacious 3 bedroom end terraced property located to the West of Ipswich within walking distance to local schools shops and bus service, a short drive to Asda and access to A14 trunk road. The property is arranged over two floors comprising spacious entrance hall, sitting room, dining room, kitchen, covered area with access to G/F cloakroom, laundry area and walk in storage cupboard, stairs to first floor leading to 3 bedrooms and family bathroom. The property is double glazed throughout except where stated and is gas centrally heated, gardens front and rear. INSPECTION RECOMMENDED.

## ENTRANCE HALL

Spacious entrance hall, tiled flooring, radiator, stairs to first floor, cupboard under stairs, further shelved storage cupboard, doors to sitting room, dining room and kitchen.

## SITTING ROOM

12' 5" x 10' 5" (3.78m x 3.18m) Carpeted flooring, radiator, double glazed window to front aspect, electric wall mounted coal effect fire.

## DINING ROOM

12' 5" x 11' 11" (3.78m x 3.63m) Carpeted flooring, radiator, double glazed patio doors to rear aspect, coal effect electric fire.

## KITCHEN

9' 10" x 8' 5" (3m x 2.57m) Eye level and matching base units with roll edge work tops, stainless steel sink and drainer with hot & cold mixer tap, electric cooker to remain, radiator, tiled flooring, double glazed window to rear aspect, storage cupboard under stairs, door to side aspect leading to covered walkway.

## COVERED WALKWAY

16' 3" x 3' 5" (4.95m x 1.04m) Laminate flooring, door to cloak room with low level WC, double glazed window to side aspect, laundry area with worktop and plumbing for washing machine space for tumble dryer, good size storage cupboard, doors to front and rear.

## STAIRS

Carpeted stairs and landing, double glazed window to side aspect bottom and top of stairwell, loft hatch, built airing cupboard housing Valliant gas boiler, doors to bedrooms and bathroom.

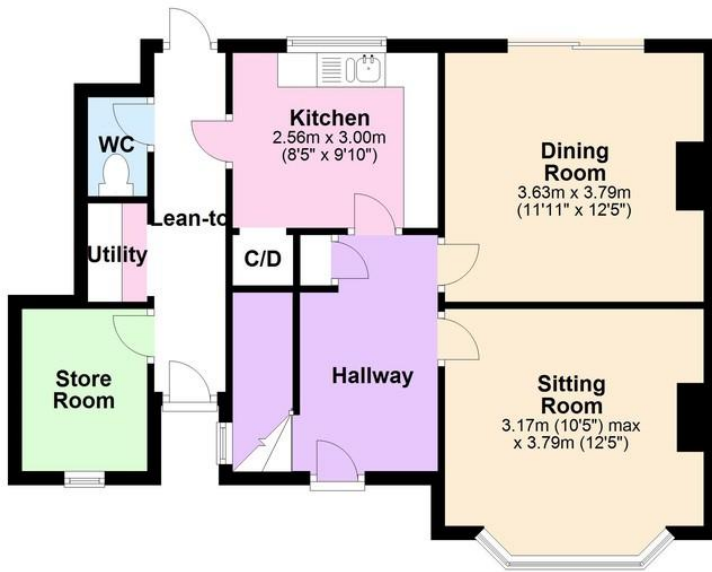
## BEDROOM 1

12' 5" max x 10' 6" max (3.78m x 3.2m) Carpeted flooring, radiator, double glazed window to front aspect, built in wardrobe.



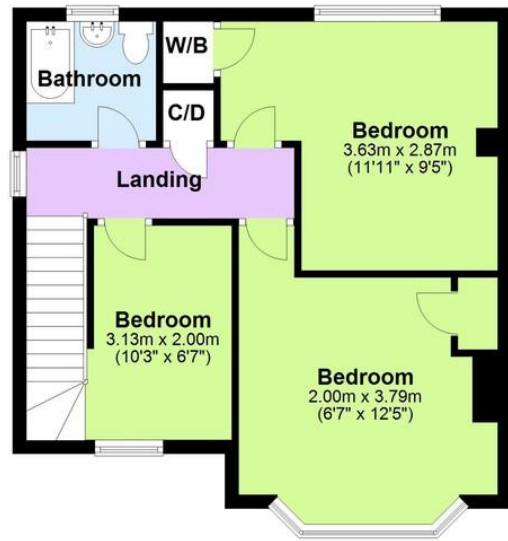
## Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

### BEDROOM 2

13' 5" max x 11' 11" max (4.09m x 3.63m) Carpeted flooring, radiator, double glazed window to rear aspect, built in wardrobe.

### BEDROOM 3

10' 7" x 6' 8" (3.23m x 2.03m) Carpeted flooring, radiator, double glazed window to front aspect, built in storage cupboard over stairs.

### BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m) Comprising low level WC hand basin and bath with electric shower over, double glazed window to rear aspect, radiator, vinyl floor covering, floor to ceiling tiled walls, electric wall heater.

### OUTSIDE

Front lawn, wooden door into covered area with access to rear garden which is mainly laid to lawn, Lean too covered area, garden shed, all enclosed by fencing.

### NEAREST SCHOOLS

Whitehouse CP school  
Westbourne Academy.

### SERVICES

We understand all mains services are connected.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### 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>

### 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.

ANTRIM ROAD IPSWICH IP1 5LA	Energy rating	Valid until:	22 July 2031
	<b>D</b>	Certificate number:	7920-2133-0048-2005-1953



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

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