







42 All Saints Road, Ipswich, Suffolk, IP1 4DG

Guide Price £230,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this attractive double bay semi-detached property, located on the West of Ipswich, with easy access to local schools, shops and bus service. The property comprises: entrance hall, lounge & dining room, modern fitted kitchen, G/F bathroom and staircase leading to 3 double bedrooms. Outside there is an enclosed frontage with pathway to front entrance and to the rear is an enclosed rear garden with patio. Benefits include gas fired central heating and double glazed windows throughout. The seller has already secured an onward purchase with no onward chain. Ideal for First Time and Investment Buyers, early viewing highly recommended.



ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, stairs to first floor, storage area under stairs, doors to lounge, dining and kitchen.

LOUNGE

12' 5" x 10' 11" (3.78m x 3.33m) Laminate flooring, double glazed bay window to front aspect, 2 radiators, fire place with electric fire, opening through to dining room.

DINING ROOM

12' x 10' 5" (3.66m x 3.18m) Laminate flooring, radiator, double glazed French doors to rear aspect.

KITCHEN

10' x 9' 1" (3.05m x 2.77m) Modern fitted wall & base units with work tops, integrated dish washer, plumbing for washing machine, stainless steel sink & drainer with mixer tap, space for cooker, laminate flooring, double glazed window to side aspect, Viessman gas boiler concealed in wall unit, opening into rear lobby.

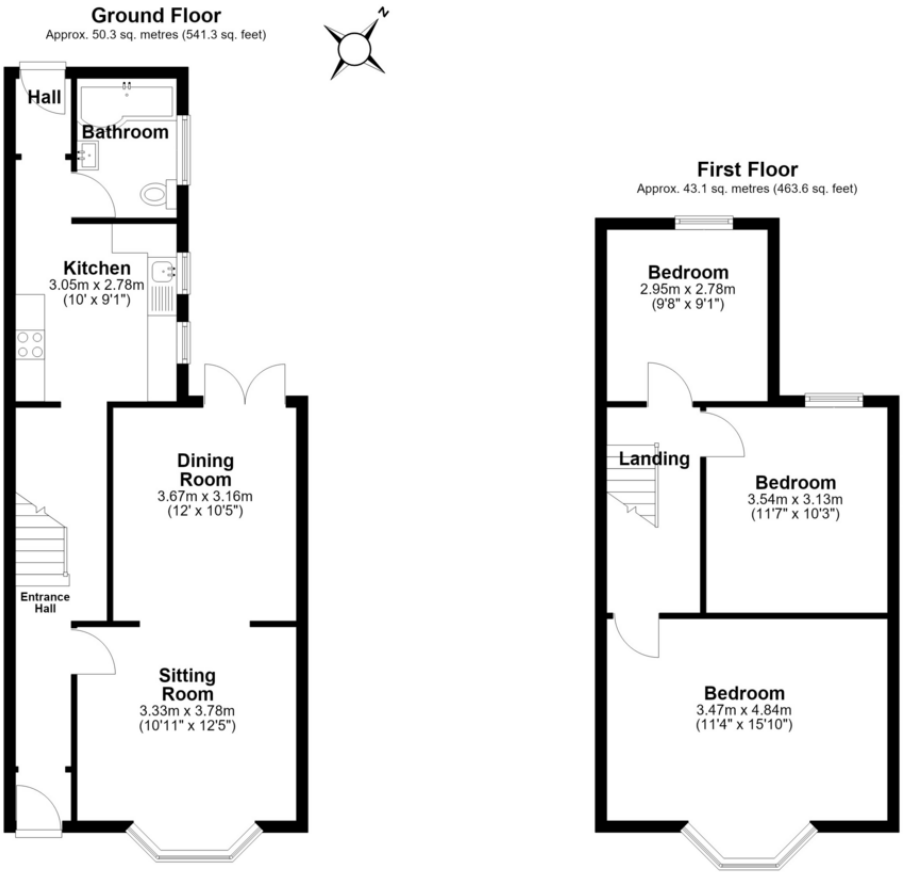


REAR LOBBY

Laminate flooring, door to rear aspect (this door is being replaced) door to bathroom.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, heated towel rail, extractor fan, double glazed window to side aspect.



Total area: approx. 93.4 sq. metres (1004.9 sq. feet)

STAIRS

Carpeted stairs & landing, loft hatch, built in storage cupboard, doors to bedrooms.

BEDROOM 1

15' 10" x 11' 4" (4.83m x 3.45m) Carpeted flooring, double glazed windows to front aspect, 2 radiators, original fireplace, built in storage cupboard.

BEDROOM 2

11' 7" x 10' 3" (3.53m x 3.12m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

9' 8" x 9' 1" (2.95m x 2.77m) Carpeted flooring, double glazed window to rear aspect, radiator.

OUTSIDE

Dwarf brick wall to front with pathway to front door, pedestrian side passage leading to gate access into the rear garden offering patio areas and largely shingled for easy maintenance.

COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p.

SERVICES

We understand all mains services are connected.

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.

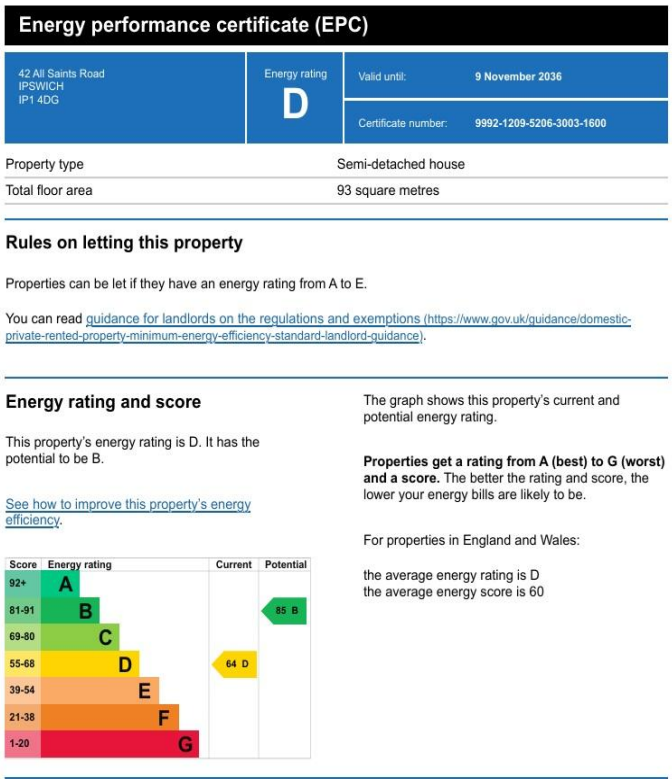
STAMP DUTY LAND TAX (SDLT)

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)

42 All Saints Road
IPSWICH
IP1 4DG

Energy rating: D

Valid until: 9 November 2036

Certificate number: 9992-1209-5206-3003-1600

Property type	Semi-detached house
Total floor area	93 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.

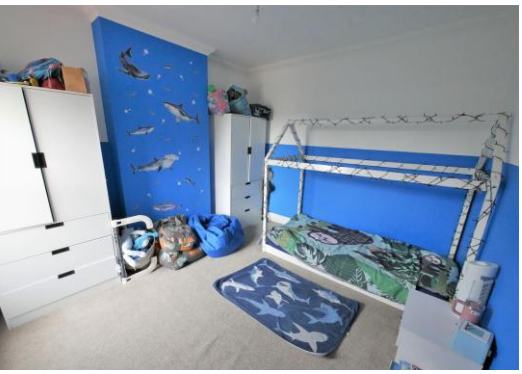
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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