



29 North Hill Road, Ipswich, Suffolk, IP4 2PN

Guide Price £250,000 Freehold

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

# 29 North Hill Road, Ipswich, Suffolk, IP4 2PN

**NO ONWARD CHAIN** - Ipswich & Suffolk Estate Agents are delighted to be offering for sale this Victorian end of terraced property located to the North of Ipswich in the Northgate school catchment, the property is within walking distance to town centre, vibrant waterfront, local shops, schools and bus service. Arranged over two floors comprising entrance hall, 2 reception rooms, kitchen G/F bathroom 3 double bedrooms and basement accessed via staircase outside, further benefits include gas central heating double glazing throughout, detached single garage, off road parking, gardens to front & rear.



## ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator door into lounge and dining room.

## LOUNGE

12' 1" x 10' 6" (3.68m x 3.2m) Carpeted flooring, double glazed bay window to front aspect, radiator, electric convector heater.

## DINING ROOM

13' 4" x 10' 2" (4.06m x 3.1m) Carpeted flooring, radiator, stairs to first floor, storage cupboard under stairs, door to kitchen, double glazed window to rear aspect.

## KITCHEN

10' 11" max x 8' 10" max (3.33m x 2.69m) Matching wall and base units with roll edge work tops, inset sink and drainer with swan neck mixer tap, 4 ring gas gas cooker, wall mounted gas Baxi boiler (3 years old) vinyl floor covering, double glazed window to side aspect, space for fridge/freezer, door to rear lobby.

## REAR LOBBY

Vinyl floor covering, storage cupboard plumbing for washing machine, door to bathroom, double glazed door to side aspect.

## STAIRS

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





### BEDROOM 1

15' 2" x 10' 6" (4.62m x 3.2m) Carpeted flooring, radiator, double glazed window to front aspect.

### BEDROOM 2

11' 11" x 10' 2" (3.63m x 3.1m) Carpeted flooring, radiator, double glazed window to rear aspect.

### BEDROOM 3

10' 5" x 8' 5" (3.18m x 2.57m) Carpeted flooring, radiator, double glazed window to rear aspect, built in cupboard.

### BASEMENT

15' 9" x 10' 3" (4.8m x 3.12m) Accessed via door outside with steps down.

### GARAGE

15' 4" x 7' 6" (4.67m x 2.29m) Up & over roller door.

### OUTSIDE

Wrought iron gate with pathway to front door dwarf brick wall to front, side and rear garden magnolia tree, brick storage cupboard, gates to side and rear, driveway providing off road parking leading to garage.

### SERVICES

We understand all mains services are connected.

### COUNCIL

Ipswich Borough Council, Tax Band (A) £1, 645.50p.

### NEAREST SCHOOLS

St Helens Primary school & Northgate High 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.

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

### BROADBAND & MOBILE PHONE COVER

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)		
29 North Hill Road IPSWICH IP4 3DQ	Energy rating <b>D</b>	Valid until: 12 September 2032 Certificate number: 0532-2221-7290-0657-0298
Property type	End-terrace house	
Total floor area	85 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	42 D	
39-54	E		
21-38	F		
1-20	G		



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THROUGH YOUR IPSWICH LTD**

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