



Warwick Road, Ipswich, IP4 2QH

Guide Price £275,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk are delighted to offer for sale this semi-detached family home located to the east side of town in the Northgate school catchment. The property is within walking distance to the town centre, bus services and the vibrant waterfront. Arranged over two floors, the property comprises: entrance hall, lounge/dining, kitchen, utility room, G/F cloakroom, stairs to first floor leading to 3 bedrooms and spacious bathroom, cavity wall insulation. Further benefits include gas central heating, double glazed throughout and outside there is off road parking for 2 cars and an established rear garden, cavity wall insulation. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

Composite door into entrance hall, laminate flooring, radiator, stairs to first floor, storage under stairs, doors to lounge/dining and kitchen.

LOUNGE AREA

15' 1" x 10' 8" (4.6m x 3.25m) Laminate flooring, brick built fireplace with coal effect gas fire (disconnected), radiator, double glazed window to front aspect, fitted media units.

DINING AREA

11' 11" x 8' 4" (3.63m x 2.54m) Laminate flooring, radiator, serve through hatch to kitchen, double glazed French doors to rear aspect.

KITCHEN

11' 5" x 7' 11" (3.48m x 2.41m) Matching base units with roll edge worktops, space for electric cooker, extractor hood over, Franke inset sink & drainer with swan neck mixer tap, plumbing for dish washer, double glazed window to rear aspect, vinyl floor covering, larder cupboard under stairs, door way into utility area.



UTILITY AREA

Utility room with plumbing for washing machine, electric heater, double glazed window to rear aspect, double glazed door to side aspect, door into cloakroom.

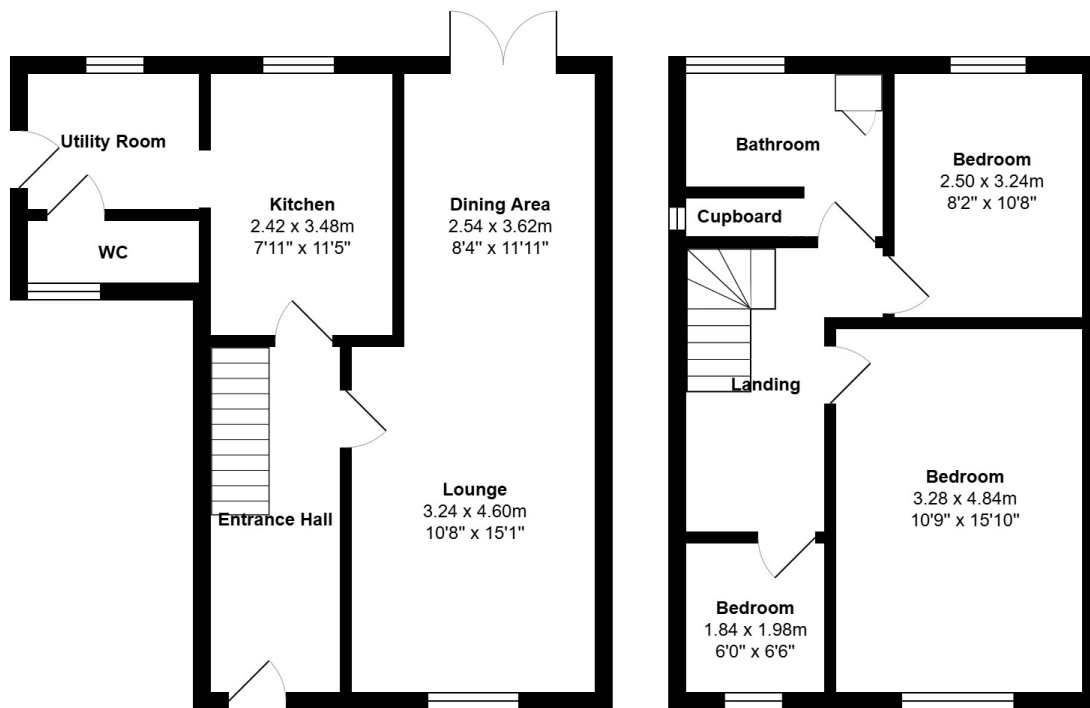
CLOAKROOM

Low level WC, wash hand basin with storage under, chrome heated towel rail, double glazed window to front aspect.

STAIRS

Carpeted stairs and landing, loft hatch with ladder, double glazed window to side aspect, doors to bedrooms and bathroom.





BEDROOM 1

16' 2" x 10' 8" (4.93m x 3.25m) Carpeted flooring, radiator, double glazed window to front aspect, 2 wardrobes to remain.

BEDROOM 2

11' 6" x 8' 2" (3.51m x 2.49m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

6' 6" x 6' (1.98m x 1.83m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

Comprises low level WC, wash hand basin, bath with shower over, chrome heated towel rail, double glazed window to side & rear aspect, vinyl floor covering, airing cupboard housing gas boiler.

OUTSIDE

Block paved off road parking to front for 2 cars, steps up to property, gate leading to rear garden, paved patio area for entertaining, step up to raised lawn area, further seating area at top of garden with coloured pebbles, garden all enclosed by fencing, garden shed and water butts to remain.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (C) £1,194.00p.

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.

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>

Energy performance certificate (EPC)

47 Warwick Road IPSWICH IP4 2QH	Energy rating C	Valid until: 3 October 2034 Certificate number: 0290-7522-0922-0408-3043
Property type	Semi-detached house	
Total floor area	79 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 C. 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		B
69-80	C	71 C	
55-68	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
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