







99 Kensington Road, Ipswich, IP1 4LB | Guide Price £235,000 Freehold

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99 Kensington Road, Ipswich, Suffolk, IP1 4LB

SUMMARY

A well presented and deceptively spacious, larger attached family home, with useful outbuilding, located on a popular road to the North West of Ipswich. The well proportioned and remodelled accommodation comprises; storm porch, entrance hall, sitting room and dining room connected to the kitchen on the ground floor with landing, three bedrooms (two doubles), and bathroom on the first floor. To the outside there is driveway with off road parking to the front, whilst to the rear there is a good sized established South West facing garden with elevated patio and outbuilding with power connected. Early viewing is highly recommended.



STORM PORCH

Composite double glazed front door to entrance hall.



ENTRANCE HALL

herringbone style wood flooring, radiator, under stairs cupboard, stairs with spindle railed bannister rising to first floor, panelling, door and opening to.

SITTING ROOM

12' 8" x 11' 11" (3.86m x 3.63m) Double glazed bay window to front, radiator, contemporary electric fire, television, telephone and cable points.

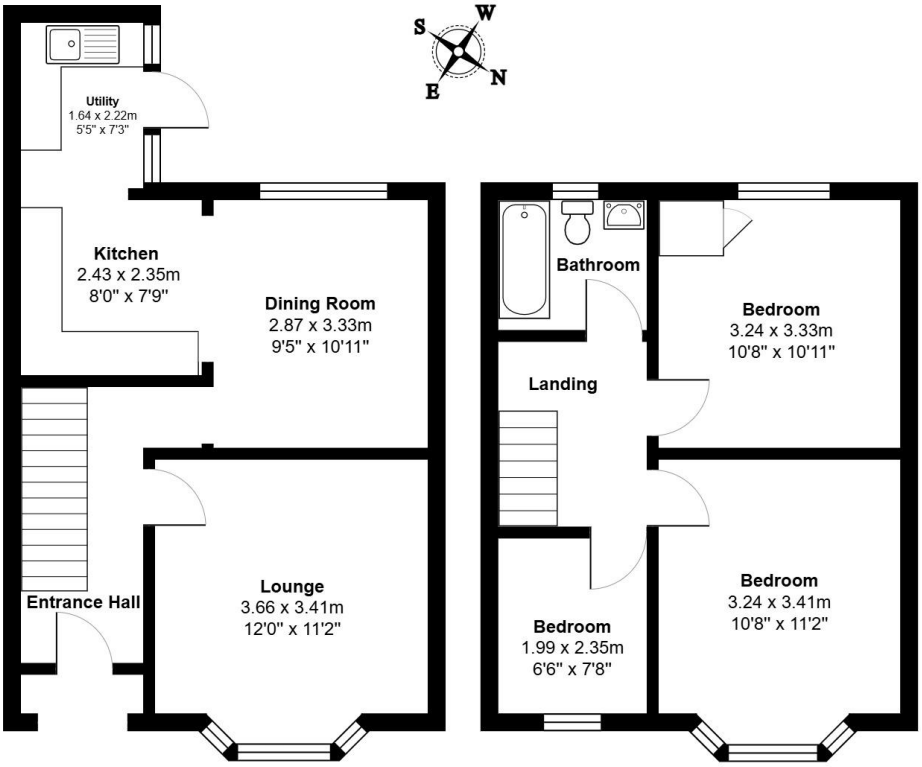
DINING ROOM

10' 10" x 9' 3" (3.3m x 2.82m) Double glazed window to rear, radiator, herringbone wood style flooring, picture rail, panelling on side wall, opening through to kitchen



KITCHEN

15' 11" x 7' 5" narrowing to 5' 2" (4.85m x 2.26m) A range of base and eye level wood effect fitted cupboard and drawer units with rolltop worktops, inset sink drainer unit with mixer tap, built in oven with inset electric hob and extractor over, spaces for American style fridge-freezer and washing machine, herringbone wood style flooring, double glazed window to side, double glazed door to rear patio.



Total Area: 80.0 m² ... 861 ft²

LANDING
Double glazed window to side, doors to.

BEDROOM 1
12' 8" x 10' 9" (3.86m x 3.28m) Double glazed bay window to front, radiator, picture rail and traditional fireplace

BEDROOM 2
11' x 10' 7" (3.35m x 3.23m) Double glazed window to rear, radiator, cupboard housing boiler, and a traditional fireplace.

BEDROOM 3
7' 7" x 6' 6" (2.31m x 1.98m) Double glazed window to front, picture rail and a radiator.

BATHROOM
Obscured double glazed window to rear, radiator, panelled bath with electric shower, pedestal hand wash basin, low level WC, fully tiled walls, slate effect tiled floor, loft access.

OUTSIDE
The front there is off road parking on a tegula block driveway whilst to the rear there is an established South West facing garden mainly laid to mature lawn with elevated entertainment patio, further patio area in front of outbuilding, mains power, gated access to rear passageway, tree lined backdrop and shrubs and hedging to boundaries.

OUTBUILDING
13' 4" x 10' 4" (4.06m x 3.15m) Space with electric, electric heating, coving, wood style flooring, inset spot lights and patio doors to patio area.

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

NEAREST SCHOOLS
Spingfield Primary & Westbourne Academy

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

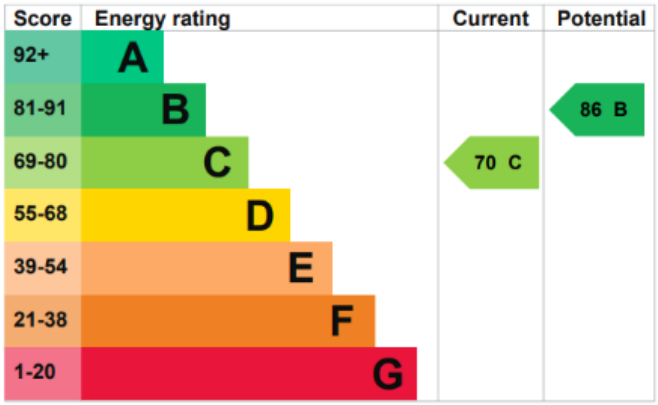
Mobile Phone- To check mobile phone coverage in the area go to
https://checker.ofcom.org.uk/en-gb/mobile-coverage

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)

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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk

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