



162 Ranelagh Road, Ipswich, IP2 0AB

Guide Price £185,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

162 Ranelagh Road, Ipswich, IP2 0AB

No onward chain

SUMMARY

An ideal opportunity to purchase this living/working freehold property, located just a short walk from Ipswich railway station for connection to London Liverpool Street, town centre and vibrant waterfront, schools and bus service are also close by. Arranged over 3 floors with work/additional living space on the ground floor with kitchen facilities, G/F cloakroom, stairs to first floor leading to 2 double bedrooms and bathroom. Further stairs lead to the second floor leading to open plan kitchen/dining/living room. Further benefits include gas central heating, wood framed double glazed windows, 2 allocated parking spaces bike storage area and communal gardens. Ideally suited for FTB or creating a business from home.



ENTRANCE HALL

Tiled flooring, stairs to first floor, door into living work space.

STUDIO/ADDITIONAL LIVING SPACE

27' 1" x 14' 5" (8.25m x 4.39m) Tiled flooring, double glazed window to front and rear aspect, 2 radiators, kitchen space with stainless steel sink & drainer with mixer tap, door to rear communal gardens, door to cloakroom.



CLOAKROOM

Low level WC, wash hand basin, radiator, double glazed window to rear aspect, storage cupboard under stairs.

STAIRS

Leading to first floor, vinyl flooring, radiator, double glazed window to rear aspect over looking communal gardens, storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1

13' 8" x 11' 5" (4.17m x 3.48m) Floor tiles, radiator, double glazed window to rear aspect, recess with hanging space.

BEDROOM 2

12' 11" x 11' 5" (3.94m x 3.48m) Floor tiles, radiator, double glazed window to front aspect, recess with hanging space.

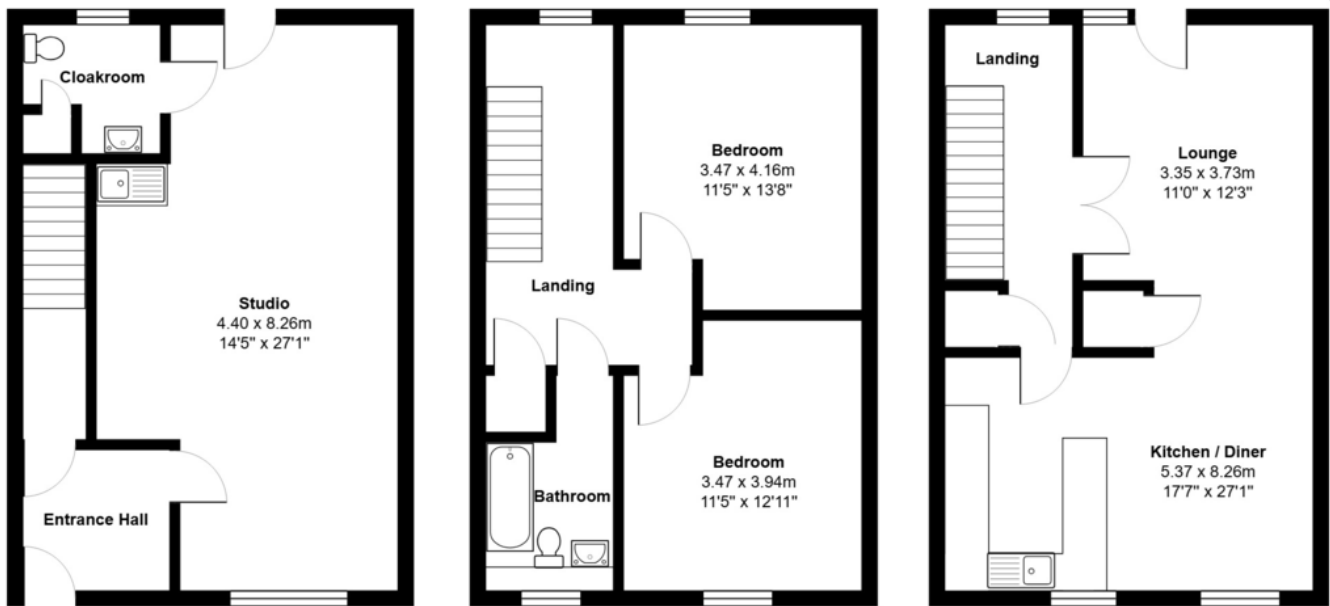
BATHROOM

Comprising low level WC, wash hand basin and bath with shower over, double glazed window to front aspect, radiator, extractor fan.



STAIRS TO SECOND FLOOR

Vinyl floor tiles on landing, radiator, double glazed window to rear aspect overlooking communal gardens to rear, double doors into lounge area, storage cupboard, door into kitchen/dining.



Total Area: 134.9 m² ... 1452 ft²

KITCHEN/DINING AREA

27' 1" x 17' 7" (8.25m x 5.36m) Matching wall & base units with roll edge worktops, 4 ring gas hob with extractor over, electric oven, plumbing for washing machine, space for fridge/freezer, vinyl floor covering, double glazed window to front aspect, wall mounted gas boiler. dining area Carpeted flooring, double glazed window to front aspect, radiator, opening to lounge area.

LOUNGE AREA

12' 3" x 11' (3.73m x 3.35m) Carpeted flooring, radiator, double door to Juliette balcony with views over communal gardens, double doors out to landing.

STUDIO/ADDITIONAL LIVING SPACE

Versatile studio for various uses including, hairdressers, barbers, nail salon, home office, online web shop, massage, Airbnb, or separate rental unit (subject to the necessary planning permissions).

BIKE STORE

Locked under cover bike and tripper storage.

ALLOCATED PARKING

2 - Allocated parking spaces in front of property.

MAINTENANCE CHARGE

£27.00 Per Month for maintaining parking, communal gardens bike storage and recycling store.

COUNCIL

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

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Ranelagh Road Primary School & Chantry 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.

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)

| | | |
|---|--|--|
| 162 Ranelagh Road IPSWICH IP2 0AB | Energy rating C | Valid until: 28 April 2029 Certificate number: 8011-6324-4230-0921-8922 |
|---|--|--|

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 134 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 | | 85 B |
| 69-80 | C | 79 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 THROUGH YOUR IPSWICH LTD

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