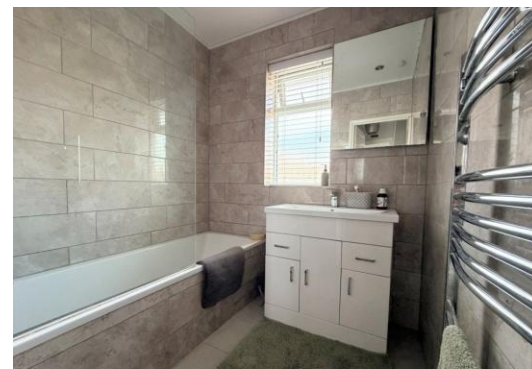
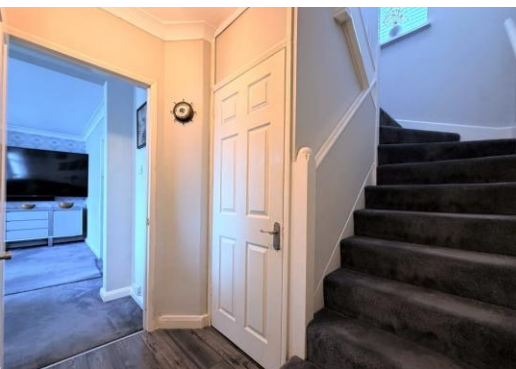




90 Thackeray Road, Ipswich, Suffolk, IP1 6JB

Guide Price £265,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

An immaculately presented three bedroom semi-detached family home located to the popular North West of Ipswich, convenient to local shops, supermarkets, and the A14. The well proportioned accommodation has undergone many modernising improvements over recent years and is reconfigured to provide modern living spaces comprising; hallway, open plan living/dining room, stylish kitchen with integrated appliances, and versatile conservatory on the ground floor, with landing, three comfortable bedrooms, modern bathroom and separate WC on the first floor. To the outside the hard stand frontage provides ample parking, whilst to the rear there is an attractive garden with lawn, generous entertainment patio, raised decking lounge area and two wooden sheds, all enclosed by fencing. Early viewing is highly advised.

SHELTERED ENTRANCE

Main entrance door to hallway.

HALLWAY

Radiator, built-in under stairs cupboard, wood effect flooring, door to living/dining room, stairs rising to first floor.

LIVING/DINING ROOM

21' 11" max. x 17' narrowing to 10' approx. (6.68m x 5.18m)
Two double glazed windows to front, two radiators, television, telephone and broadband points, door to kitchen.

KITCHEN

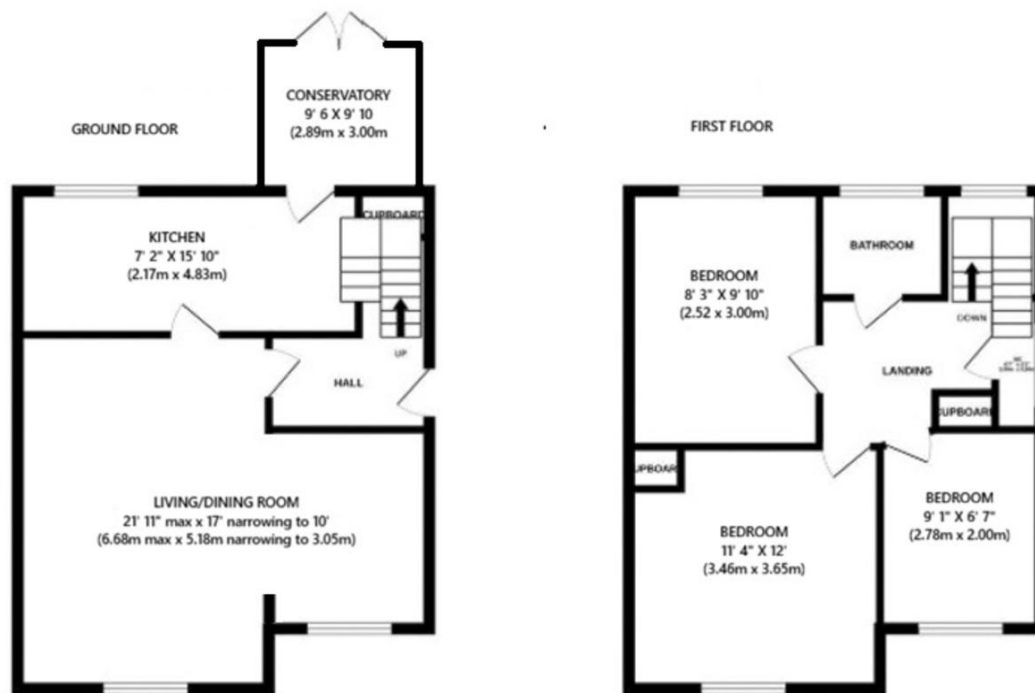
7' 2" x 15' 10" approx. (2.18m x 4.83m) Double glazed window to rear, radiator, under-floor heating, an extensive range of stylish base and eye level fitted cupboard and drawer units with contemporary stone effect work surfaces and matching uprights, inset ceramic sink drainer unit with flexi-mixer tap, built-in NEFF oven and grill, inset Miele induction hob with extractor over, integrated dish-washer, integrated washing machine, integrated double fridge-freezer, built-in cupboard, tiled splash backs, stone effect tiled floor, inset ceiling lights, door to conservatory.

CONSERVATORY

9' 6" x 9' 10" approx. (2.9m x 3m) Set on a solid brick base and double glazed to three aspects with double glazed tinted pitched roof, radiator, under-floor heating, stone effect tiled floor, eight top opening windows, double glazed French doors opening out to garden.

STAIRS RISING TO FIRST FLOOR





All measurements are approximate
and not to scale.

LANDING

Double glazed window to rear, radiator, built-in cupboard housing wall mounted gas fired boiler, loft access hatch with drop down ladder to predominantly boarded loft space with light, doors to.

BEDROOM ONE

11' 4" x 12' approx. (3.45m x 3.66m) Double glazed window to front, radiator.

BEDROOM TWO

8' 3" x 9' 10" approx. (2.51m x 3m) Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM THREE

9' 5" max. x 9' 11" approx. (2.87m x 3.02m) Double glazed window to front, radiator, built-in wardrobe.

BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, panelled bath with mixer tap and remotely operated fixed head thermostatic shower, mounted hand-wash basin with mixer tap and cupboard units under, stone effect tiled walls, porcelain tiled floor, inset ceiling lights.

SEPARATE WC

Obscure double glazed window to side, low level WC, wall hung corner hand-wash basin with mixer tap, stone effect tiled walls, porcelain tiled floor.

OUTSIDE

The hard stand frontage provides ample driveway parking and gated side pedestrian access reveals an attractive rear garden enclosed by fencing, there is an area laid to mature lawn, generous entertainment patio, raised decking lounge area, and two wooden sheds.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

The Beeches primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head West on Norwich Road toward Orford St, at the roundabout, turn right onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn right onto Highfield Approach, turn left onto Highfield Rd, go through 1 roundabout, turn right onto Spenser Rd, turn left onto Goldsmith Rd, turn right onto Thackeray Rd, the destination will be on the left.

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)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot represent 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.

Energy performance certificate (EPC)

90 Thackeray Road IPSWICH1 IP1 6JB	Energy rating D	Valid until: 23 September 2034
		Certificate number: 2544-3042-5201-4664-2200
Property type		Semi-detached house
Total floor area		108 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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