



6 Worcester Road, Ipswich, IP3 0RR

Guide Price: £230,000 Freehold

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

# 6 Worcester Road, Ipswich, Suffolk, IP3 0RR.

**NO ONWARD CHAIN** - An ideal opportunity to purchase this 3 bedroom semi-detached family home located to the South-East of Ipswich within close proximity to local, schools, shops and bus service. The property does require some updating. Arranged over two floors comprising storm porch, entrance hall, lounge dining, kitchen, stairs to first floor leading to 3 bedrooms and bathroom, the property is double glazed throughout, electric heating, off road parking, gardens front & rear.

## STORM PORCH

Door into entrance hall.



## ENTRANCE HALL

Vinyl floor covering, stairs to first floor, electric heater, doors to kitchen and lounge/dining.



## LOUNGE/DINING

11' 5" x 11' (3.48m x 3.35m)

Carpeted flooring double glazed window to front aspect.

## DINING AREA

10' 10" x 8' 6" (3.3m x 2.59m)

Carpeted flooring, double glazed window to rear aspect, electric heater, door to kitchen.

## KITCHEN

10' 4" max x 7' 11" max (3.15m x 2.41m)

Wall units and floor mounted kitchen units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, space for cooker, plumbing for washing machine, shelved cupboard with further storage cupboard under stairs, double glazed door and window to rear aspect.



## STAIRS

Centrally carpeted stairs leading to first floor, double glazed window to side aspect at top of stairs, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

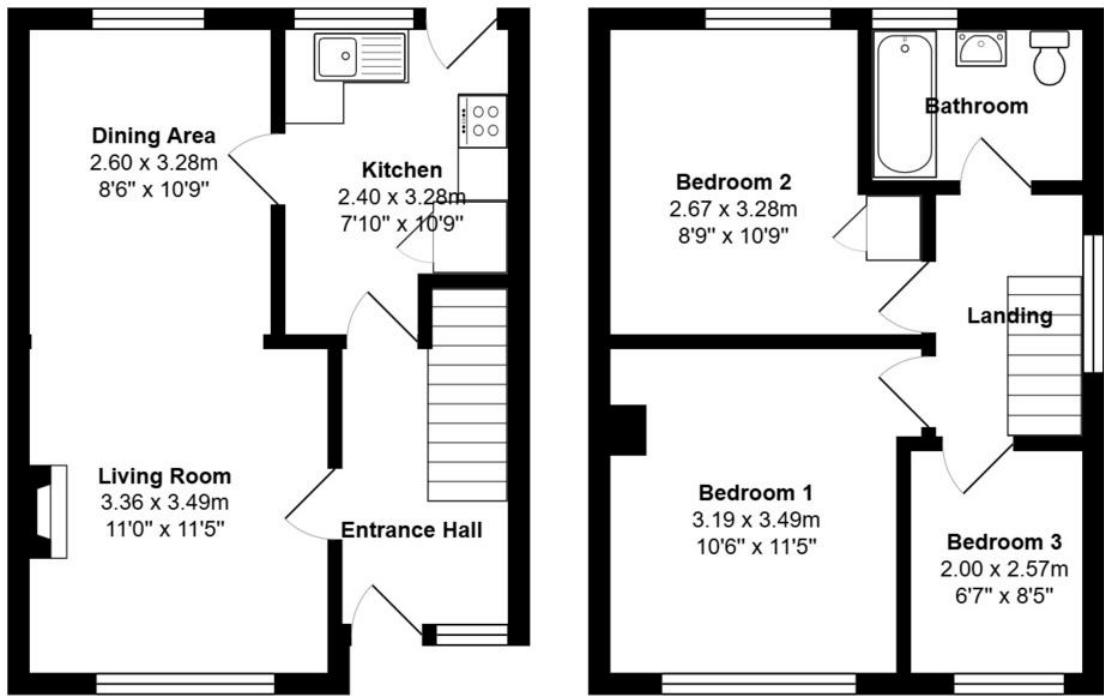
11' 5" x 10' 6" (3.48m x 3.2m)

Carpeted flooring, double glazed window to front aspect, electric heater.

## BEDROOM 2

10' 6" x 10' 5" (3.2m x 3.18m)

Carpeted flooring, double glazed window to rear aspect, electric heater, airing cupboard housing hot water cylinder.



### BEDROOM 3

8' 5" x 6' 7" (2.57m x 2.01m)

Carpeted flooring, double glazed window to front aspect, electric heater.

### BATHROOM

7' 8" x 5' 7" (2.34m x 1.7m)

Comprising low level WC, wash hand basin and bath with mixer shower attachment, electric heater, double glazed window to rear aspect.

### OUTSIDE

Off road parking to front, driveway providing further off road parking, front lawn with borders, side gate into rear garden which is mainly laid to lawn, 2 timber garden sheds, all enclosed by fencing.

### SERVICES

We understand all mains services are connected except for (GAS).

### COUNCIL

Ipswich Borough Council

Council Tax Band (C) £2,096.48

### NEAREST SCHOOLS

Morland C. of E. primary school & Ipswich 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)

6 Worcester Road IPSWICH IP3 0RR	Energy rating <b>E</b>	Valid until: 18 February 2032
Certificate number: 0370-2651-3120-2692-6335		

Property type  
Semi-detached house

Total floor area  
69 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 E. It has the potential to be B.

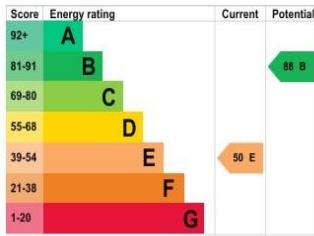
[See how to improve this property's energy efficiency.](#)

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



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