



61 Kensington Road, Ipswich, IP1 4LB

Guide Price £215,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

A beautifully presented and updated, three bedroom attached home of larger proportions, favourably located to the popular North West of Ipswich. The accommodation comprises; entrance hall, sitting room, dining room, modern fitted kitchen, rear lobby and utility, and bathroom on the ground floor with landing, and three comfortable bedrooms on the first floor. To the outside there is a low maintenance walled frontage, whilst to the rear there is an attractive South Westerly facing established garden with lawn and entertainment patio. Further benefits include; revealed brick fireplace and an authentic cast iron coal effect gas fire, exposed floor boards, gas central heating via a modern boiler, and double glazing. Parking is on road. Convenient to the town centre, A14 and local shops, early viewing is highly advised.



STORM PORCH

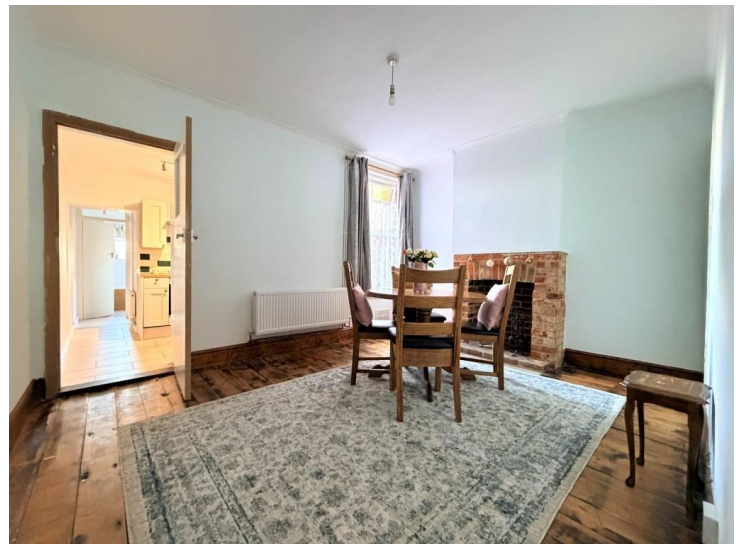
Chequer tiled threshold, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, exposed floor boards, doors to sitting and dining rooms.

SITTING ROOM

10' 9" x 10' 1" approx. (3.28m x 3.07m) Two double glazed windows to front, radiator, television point, authentic cast iron living flame coal effect fire with traditional style surround and granite hearth..



DINING ROOM

13' 9" x 13' 2" approx. (4.19m x 4.01m) Double glazed window to rear, radiator, revealed brick open fireplace with herringbone brick hearth, exposed floor boards, built-in under stairs cupboard, stairs rising to first floor, door to kitchen.

KITCHEN

8' 9" x 8' 9" approx. (2.67m x 2.67m) Double glazed window to side, a modern range of base and eye level fitted cupboard, display and drawer units, natural wood effect work surfaces, metro style tiled splash backs, inset gas hob with extractor over, built-in electric oven and grill, integrated dish-washer, inset stainless steel sink drainer unit with mixer tap, space for fridge-freezer, marble effect tiled floor, opening to rear lobby and utility.



REAR LOBBY & UTILITY

Double glazed side door to garden, space for washing machine, tumble dryer and wall fridge-freezer, modern wall mounted gas fired boiler, marble effect tiled floor, door to bathroom.



Total Area: 93.5 m² ... 1006 ft²
 All measurements are approximate and for display purposes only

BATHROOM

8' 9" x 7' approx. (2.67m x 2.13m) Obscure double glazed window to rear, obscure window to side, radiator, panel bath with mixer tap and shower attachment, pedestal hand wash-basin, close coupled WC, tiled splash backs, tile effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access hatch, wall mounted electric consumer unit, radiator, doors to.

BEDROOM ONE

13' 3" x 10' 6" approx. (4.04m x 3.2m) Two double glazed windows to front, radiator, built-in over stairs cupboard, BT Openreach point.

BEDROOM TWO

10' 6" x 10' 4" approx. (3.2m x 3.15m) Double glazed window to rear, radiator, built-in over stairs cupboard, feature chimney recess.

BEDROOM THREE

8' 7" x 8' 9" approx. (2.62m x 2.67m) Double glazed window to rear, radiator, feature chimney recess.

OUTSIDE

There is a low maintenance brick paved frontage enclosed by wall and gate. To the rear there is an attractive South Westerly facing established and well stocked garden with lawn, paved

entertainment patio, external tap, and path to rear leading to a greenhouse and wooden shed which will remain. There is gated pedestrian rear access to a passageway which leads to the road. Parking is on road.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Springfield primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head westerly along Norwich Rd towards 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 Sherrington Rd, turn left onto Kensington 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 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.

Energy performance certificate (EPC)

Kensington Road IPSWICH IP1 4LB	Energy rating C	Valid until:	22 March 2036
		Certificate number:	0136-9427-5600-0267-0226
Property type		Mid-terrace house	
Total floor area		87 square metres	



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

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