

OLD NORWICH ROAD, IPSWICH, SUFFOLK, IPI 6LB

Price

£375,000

FREEHOLD

- Three Bedrooms
- Ground Floor Bathroom
- Extended Kitchen/Diner With Vaulted Ceilings
 - Secluded Courtyard Style Rear Garden
 - Utility Room
 - Large Workshop
- Ample Off Street Parking
- Period Property
- Turn Key Condition
- Council Tax Band - B / EPC Rating - E



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Fentons are delighted to bring to market this STUNNING, THREE DOUBLE BEDROOM period property situated on Old Norwich Road. The property offers a perfect blend of character and modern living. This beautifully maintained property features an extended kitchen/diner, along with a convenient utility room, ground floor bathroom, spacious lounge and ground floor bedroom offering versatile accommodation. Externally, the home benefits from a secluded courtyard style rear garden, while to the front there is ample off street parking and a large workshop, providing excellent storage, workspace and potential business use. This character property is ideally located within easy reach of Ipswich town centre, offering a wide range of shops, restaurants, and amenities. Ipswich railway station is also nearby, providing direct links to London and surrounding areas.

Accommodation comprises of approximate room sizes:

Sealed unit double glazed stable style door leading to:

Porch

Tiled effect vinyl flooring. Windows to side. Hardwood cottage style door leading to:

Lounge

15'9" x 13'11"

Brick featured fireplace with tiled hearth and featured log burner. Built in storage cupboards. Wooden fitted cabinet display units. Stair flight to first floor. Oak flooring. Radiator. Sealed unit double glazed windows to front. Open access to kitchen/diner. Door to:

Utility Room

7'2" x 5'5"

Wooden fitted hard edge work surface with cupboard under and plumbing for washing machine under. Space for additional white good. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to rear. Door to:

Bathroom

Modern character bathroom suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed bath with fitted shower screen and wall mounted shower attachment. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Part tiled walls. Mosaic cushioned vinyl flooring. Loft access. Extractor fan. Radiator. Obscured sealed unit double glazed velux windows to rear.

Bedroom 3

12'4" x 11'4"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.

Kitchen/Diner

16'6" x 11'3"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Integrated dishwasher. Space for fridge/freezer. Integral shelving cupboard with additional shelving adjacent. Oak flooring. Radiator. Sealed unit double glazed velux windows to side. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to:

Bedroom 1

17' x 13'7"

Radiator. Sealed unit double glazed window to front.

Bedroom 2

16'11" x 12'

Featured fireplace. Laminate flooring. Radiator. Sealed unit double glazed window to front.

Outside - Rear

Part paved. Remainder laid to shingle. Raised beds.
Outside lighting. Enclosed by panelled fencing.

Outside - Front

Shingled driveway providing ample off street parking.
Double doors leading to workshop with potential to be
a converted garage/business premises.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1,919.75 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

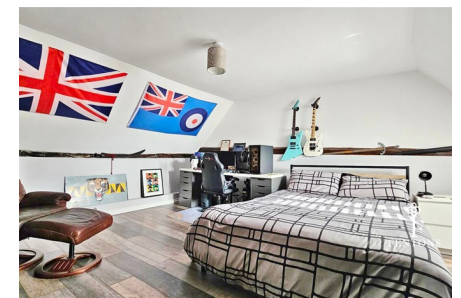
(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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Call us on

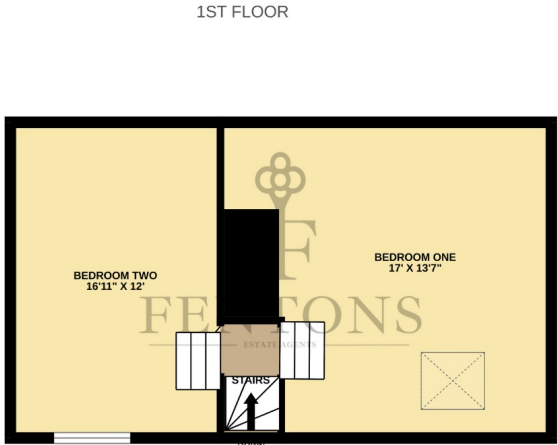
01255 779810

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www.fentonsstates.co.uk

Council Tax Band

B



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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