



43 All Saints Road, Ipswich, Suffolk, IP1 4DG

Guide Price £220,000 Freehold

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

# 43 All Saints Road, Ipswich, Suffolk, IP1 4DG

NO ONWARD CHAIN - Ipswich & Suffolk Estate Agents are delighted to offer for sale this attractive extended double bay semi-detached property located to the West of Ipswich just off Norwich Road, with easy access to local school, shops and bus service. The property comprises entrance hall, lounge/dining room, modern fitted kitchen with Range gas cooker, G/F bathroom and 3 first floor double bedrooms. Outside enclosed front garden with side access leading to rear easy care garden. Gas central heating and double glazing. VIEWING RECOMMENDED.

## ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, stairs to first floor, door into open plan lounge/dining.

## LOUNGE/ DINING

25' 5" x 11' (7.75m x 3.35m) Carpeted flooring, double glazed bay window to front aspect, storage cupboard under stairs, door to kitchen.

## KITCHEN

16' Max x 13' 5" Max (4.88m x 4.09m) Modern glossy fronted base & wall units with wooden worktops, concealed gas boiler in wall unit, enamel inset sink & drainer with swan neck mixer tap, Belling 5 ring gas range with extractor over, American style fridge freezer, integrated dish washer, washing machine, tiled flooring, double glazed window to side and rear aspect, double glazed door to side aspect, side hallway with storage cupboard, door to shower room.

## BATHROOM

Comprising low level WC, wash hand basin, radiator, freestanding bath and shower cubicle, ceramic tiled flooring, double glazed window to rear aspect.

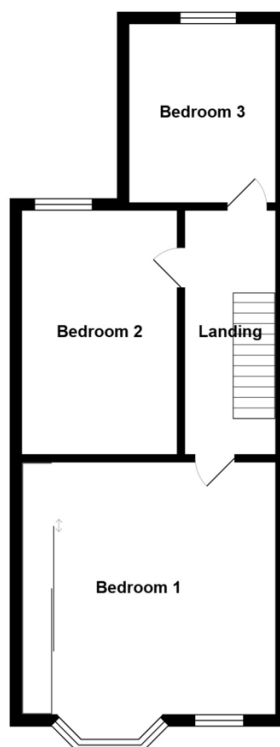
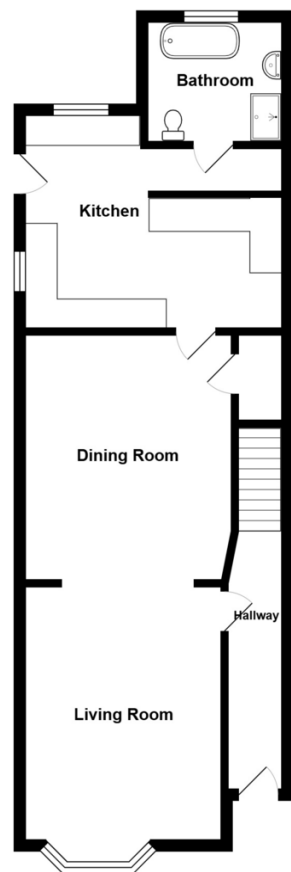
## STAIRS

Carpeted stairs & landing, loft hatch, doors to bedrooms.

## BEDROOM 1

13' 5" x 12' 2" (4.09m x 3.71m) Carpeted flooring, double glazed bay window to front aspect, radiator, 4 door sliding wardrobe.





### **BEDROOM 2**

12' x 8' 6" (3.66m x 2.59m) Laminate flooring, double glazed window to rear aspect, radiator,

### **BEDROOM 3**

10' x 9' (3.05m x 2.74m) Carpeted flooring, double glazed window to rear aspect, radiator, cupboard housing hot water cylinder.

### **OUTSIDE**

Dwarf brick wall to front, blocked paved front garden, side pedestrian access to left hand side of property with gate into rear garden leading to deck area, pergola area, paving and timber garden storage shed all enclosed by fencing.

### **SERVICES**

We understand all mains services are connected.

### **COUNCIL**

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

### **NEAREST SCHOOLS**

Springfield infant & junior schools, Westbourne 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)		
53, 55 Sains Road IPSWICH IP1 4DG	Energy rating <b>D</b>	Valid until 9 March 2030
Property type End-terrace house		Certificate number 8380-7527-4150-9941-6206
Total floor area 86 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See <a href="#">how to improve this property's energy efficiency</a> .		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		
Score	Energy rating	Current Potential
92-100	A	
81-91	B	
69-80	C	
55-68	D	62.0
39-54	E	
21-38	F	
1-20	G	



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

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