



103 Kensington Road, Ipswich, IP1 4LB

Guide Price £200,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

We are pleased to offer for sale this 3 bedroom mid terraced family home located to the North-West of Ipswich within walking distance to local shops, schools and bus service. The property is arranged over two floors comprising enclosed porch, entrance hall, lounge/dining, kitchen, rear lobby, G/F cloakroom, stairs to first floor leading to 3 double bedrooms and family bathroom. Outside are front and rear gardens, and the property benefits from original fireplaces, gas central heating and double glazed windows.



PORCH

Enclosed porch with further UPVC door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, storage cupboard under stairs, stairs to first floor, window to front aspect, doors to lounge/dining and kitchen.

LOUNGE/ DINER

26' 5" max x 10' 9" max (8.05m x 3.28m) Carpeted flooring, fireplace with electric fire, 2 radiators, double glazed windows to front aspect, double glazed French doors to rear aspect.



KITCHEN

10' 3" x 6' 11" (3.12m x 2.11m) Matching wall & base units with roll edge worktops, 4 ring gas hob with stainless steel extractor over, electric oven, stainless steel sink & drainer with swan neck mixer taps, plumbing for washing machine, radiator, laminate flooring, window and door to rear aspect, door to rear lobby.

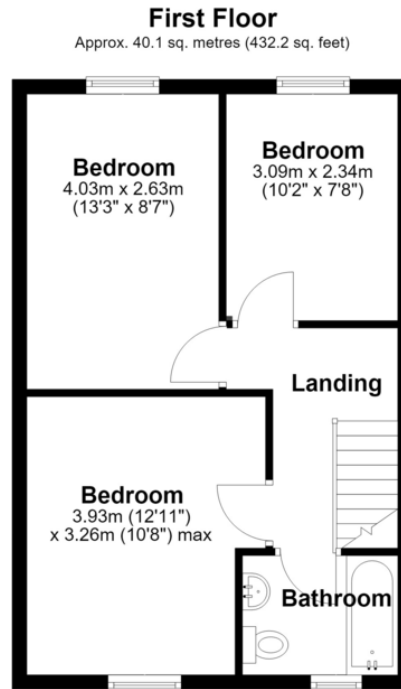
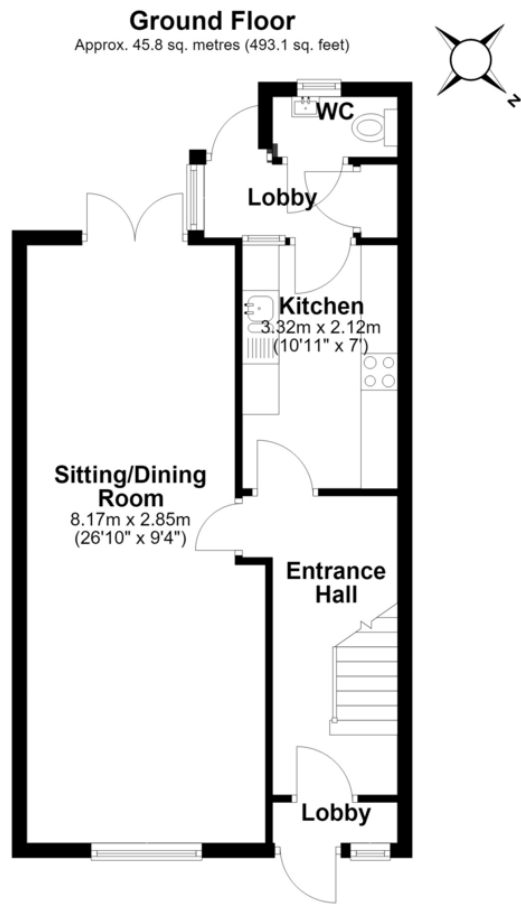
REAR LOBBY

Covered lobby door into cloakroom, storage cupboard housing wall mounted Glow Worm combination boiler.

CLOAKROOM

Low level WC, hand basin, radiator, tiled flooring, radiator, double glazed window to rear aspect.





Total area: approx. 86.0 sq. metres (925.3 sq. feet)

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

12' 9" max x 10' 10" max (3.89m x 3.3m) Carpeted flooring, double glazed window to front aspect, original fireplace, radiator.

BEDROOM 2

13' 3" x 8' 1" (4.04m x 2.46m) Carpeted flooring, radiator, double glazed window to rear aspect, original fireplace.

BEDROOM 3

10' 2" x 8' 3" (3.1m x 2.51m) Carpeted flooring, radiator, double glazed window to rear aspect.

OUTSIDE

Brick wall to front pebbled front with pathway to front door. Rear garden is mainly laid to lawn, patio area, borders, rear pedestrian gate.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, tax band A, £1,645.00 pa.

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

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

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)																																		
103 Kensington Road IPSWICH IP1 4LB	Energy rating D	Valid until: 23 May 2036 Certificate number: 4216-7186-5002-0025-9202																																
Property type	Mid-terrace house																																	
Total floor area	82 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).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	65 D		39-54	E			21-38	F			1-20	G		
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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																																		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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