



Devonshire Road, Ipswich, IP3 8AU

Guide Price £160,000 Freehold

ipswich &
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agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A three bedroom semi-detached home of decent proportions, located in the favourite East of Ipswich, convenient to Copleston School, the town centre and bustling waterfront. The accommodation appears to have been well maintained but is decoratively tired in parts from a previous tenancy and would benefit from a freshen up, the arrangement briefly comprises; sitting room, dining room, fitted kitchen, rear hallway and lobby, and bathroom on the ground floor, with landing, three comfortable bedrooms, and en-suite cloakroom off the main bedroom on the first floor. To the outside the property is set back from the road by walled frontage which wraps around to the side providing access to the established rear garden which is mainly laid to lawn and enjoys far reaching roof top views over the town. Further benefits include double glazing, gas fired central heating, and traditional style stripped wood panel doors, parking is on road. Early viewing is highly recommended. Please see agents structural note below.



DOUBLE GLAZED FRONT DOOR TO

SITTING ROOM

11' 11" x 10' 11" approx. (3.63m x 3.33m) Twin double glazed windows to front, radiator, coal effect living flame gas fire, Virgin television point, dado rail, wood effect flooring, traditional style stripped wood panel door to dining room.



DINING ROOM

11' 11" x 10' 11" approx. (3.63m x 3.33m) Double glazed window to rear, radiator, BT Openreach point, wood effect flooring, opening to stairs rising to first floor, recess with built-in under stairs cupboard, traditional style stripped wood panel door and step down to kitchen.

KITCHEN

8' 1" x 9' 9" approx. (2.46m x 2.97m) Double glazed window to side, a mixed range of base and eye level wood and gloss fronted cupboard and drawer fitted units with marble effect and natural wood work surfaces, inset stainless steel sink drainer unit with mixer tap, space for electric cooker with extractor over, spaces for washing machine and fridge-freezer, wall mounted gas fired boiler, tiled splash backs, stone effect tiled floor, archway opening through to rear hallway with radiator, stone effect tiled floor, door to rear lobby, door and step down to bathroom.

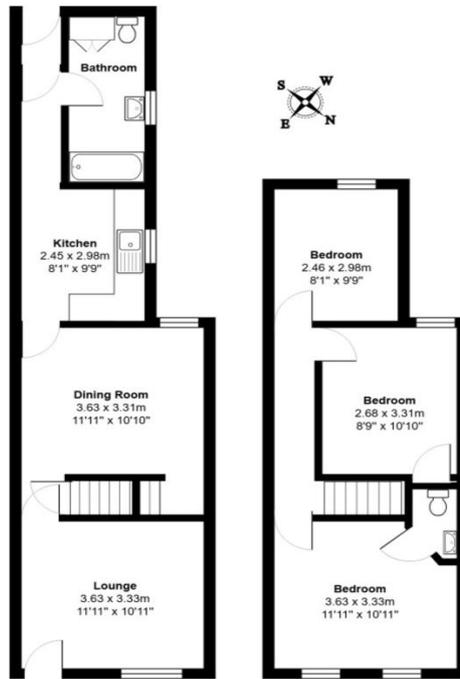


BATHROOM

Obscure double glazed window to side, radiator, panelled bath with mixer tap and electric shower, low level WC, mounted hand-wash basin with mixer tap and cupboard under, built-in cupboard, wood panelled ceiling, stone effect tiled walls and floor, extractor fan.

REAR LOBBY

Stone effect tiled floor, double glazed door to garden.



Total Area: 81.1 m² ... 873 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, traditional style stripped wood panel doors to bedrooms.

BEDROOM ONE

11' 11" x 10' 11" approx. (3.63m x 3.33m) Twin double glazed windows to front, radiator, traditional style stripped wood panel door to en-suite cloakroom.

EN-SUITE CLOAKROOM

Wall mounted hand-wash basin with mixer tap, low level WC with macerator, wood effect flooring, extractor.

BEDROOM TWO

8' 9" x 10' 10" approx. (2.67m x 3.3m) Double glazed window to rear, radiator, traditional style stripped wood panel door to shallow cupboard.

BEDROOM THREE

8' 1" x 9' 9" approx. (2.46m x 2.97m) Double glazed window to rear, radiator.

STRUCTURAL NOTE

The seller has advised us that in circa 1992, a leaking drain caused some structural damage to the property which was successfully repaired. Then in circa 2019, a leaking drain caused some movement which was extensively monitored by the waterboard who took responsibility, required repairs were successfully undertaken and no further issues have been detected. We understand from the seller that the property did not require underpinning, a thorough structural survey was carried out in 2025 and has been provided by the seller.

The structural survey reports that the repairs are still effective and that there are no further faults to report. We are able to provide a digital copy of the survey to any interested parties.

OUTSIDE

A gated walled frontage with chequer wraps around to the side and provides gated to the rear which reveals an enclosed South Westerly facing garden, mainly laid to mature lawn with patio, elevated over adjoining allotments with far reaching panoramic roof top views over the town towards the waterfront.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

DIRECTIONS

Leaving Ipswich town centre, head south on Fore St towards Lower Orwell St, turn left onto Star Ln/A1156, slight right onto Star Ln, use the left lane to turn right onto Grimwade St/A1156, turn left onto Fore St/A1156, turn left onto Back Hamlet, turn right onto Devonshire Rd, the destination will be on the right.

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)		
Devonshire Road IPSWICH IP3 6AU	Energy rating	Valid until: 2 June 2029
	E	Certificate number: 0618-2837-7968-9701-6741
Property type	Semi-detached house	
Total floor area	78 square metres	



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

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