



ipswich & suffolk



Kensington Road, Ipswich, IP1 4LB

Offers In Excess Of £165,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

Kensington Road, Ipswich, IP1 4LB

SUMMARY

CHAIN FREE - A larger, attached three bedroom home located in the favourite North West of Ipswich, convenient to the A14, local shops and amenities. The well proportioned accommodation which would benefit from a degree of updating, offers a modernised kitchen, sitting room, dining room, entrance hall, rear lobby and four-piece bathroom on the ground floor, with landing and three comfortably sized bedrooms on the first floor. To the outside there are front and rear gardens, and further benefits include gas central heating, updated consumer unit, and double glazing. Parking is on road. Early viewing is highly recommended.

STORM PORCH

Chequer tiled threshold, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, wood effect flooring, doors to sitting room and dining room.

SITTING ROOM

10' 1" x 10' 9" approx. (3.07m x 3.28m) Two double glazed windows to front, radiator, wall hung electric fire, wood effect flooring, Virgin broadband point, television point.

DINING ROOM

13' 4" x 10' 4" approx. (4.06m x 3.15m) Double glazed window to rear, radiator, built-in understairs cupboard, Virgin broadband point, wood effect flooring, door to stairs rising to first floor, opening through to kitchen.

KITCHEN

8' 7" x 9' 8" approx. (2.62m x 2.95m) Double glazed window to side, modern range of gloss fronted cupboard and drawer fitted units, slate effect work surfaces with matching splash backs, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and extractor over, under counter spaces for fridge, freezer, washing machine and tumble dryer. Stone effect tiled floor, opening through to rear lobby.

REAR LOBBY

Radiator, stone tile effect flooring, door to bathroom, double glazed door to garden.





Total Area: 87.8 m² ... 945 ft²

BATHROOM

Obscure double glazed window to side, four-piece suite consisting of a panel bath with mixer tap and shower attachment, shower cubicle with electric shower, pedestal hand-wash basin, low level WC, built-in cupboard housing wall mounted gas fired boiler, tiled splash back, vinyl flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, updated electric consumer unit, doors to.

BEDROOM ONE

13' 3" x 10' 9" approx. (4.04m x 3.28m) Two double windows to front, radiator, opening to cupboard recess.

BEDROOM TWO

10' 3" x 10' 4" approx. (3.12m x 3.15m) Double glazed window to rear, radiator, built-in cupboard.

BEDROOM THREE

8' 8" x 9' 8" max. approx. (2.64m x 2.95m) Double glazed window to rear, radiator.

OUTSIDE

Low maintenance walled and railed frontage, paved with slate chip beds, and a quarry tiled path to the front door. The South Westerly facing rear garden is enclosed by fencing, has an area laid to lawn, a paved patio and concreted area with a wooden shed. There is an outside tap, light and gated pedestrian access to a rear passageway. 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)			
39 Kensington Road IPSWICH IP1 4LB	Energy rating	Valid until:	9 March 2036
	D	Certificate number:	2150-6307-7060-8105-0991
Property type	Mid-terrace house		
Total floor area	87 square metres		



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

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