



3 Norbury Road, Ipswich, IP4 4RQ

Guide Price £390,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk estate agents are delighted to be offering for sale this 3 bedroom detached family home located in the sought after Northgate school catchment within easy access to Ipswich hospital local shops and bus service. Arranged over two floors the property comprises enclosed entrance porch, entrance hall, lounge/dining, kitchen, side hallway leading to breakfast area, ground floor shower room, stairs to first floor leading to 3 bedrooms, separate cloakroom and bathroom. Further benefits include gas central heating, predominantly double glazed except where stated, off road parking to front, covered carport and mature south facing rear garden. EARLY INSPECTION RECOMMENDED.



AGENTS NOTE

Please be aware that our vendor is just waiting for a tax number before probate can be applied for.

ENCLOSED PORCH

UPVC door into porch with further door into entrance hall.

ENTRANCE HALL

Parquet flooring on entrance with the remainder of the floor covered in carpet, stairs to first floor, radiator, cupboard under stairs with single glazed window to side aspect, doors to lounge/dining and kitchen.

DINING AREA

12' 7" x 12' (3.84m x 3.66m) Carpeted flooring, radiators, double glazed window to front aspect, archway into lounge.



LOUNGE AREA

15' 4" x 10' 9" (4.67m x 3.28m) Carpeted flooring, white stone fireplace with coal effect gas fire (currently disconnected) radiators, double glazed patio doors to rear garden.

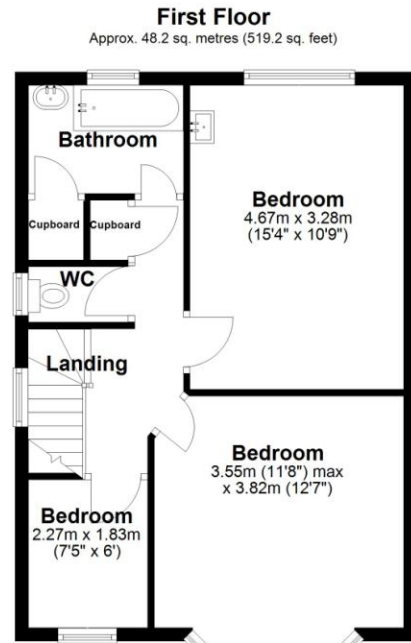
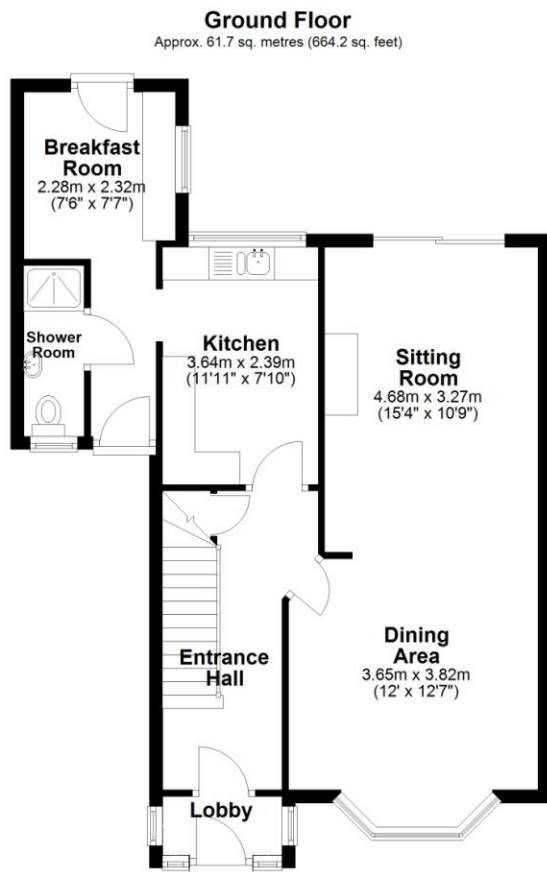
KITCHEN

11' 11" x 7' 10" (3.63m x 2.39m) Matching wall & base units with roll edge work tops, gas cooker, washing machine and tumble dryer to remain, integrated dish washer, stainless steel sink and drainer with swan neck mixer tap, double glazed window to rear aspect, extractor fan, door into side hallway, vinyl floor covering.

SIDE HALLWAY

Vinyl floor covering, breakfast area, matching wall & base units with roll edge work top, 2 radiator, double glazed door to front and rear aspect, double glazed window to side aspect, door into ground floor shower room.





Total area: approx. 109.9 sq. metres (1183.4 sq. feet)

BREAKFAST AREA

7'7" x 7'6" (2.32m x 2.28m)

SHOWER ROOM

Low level WC, wash hand basin and shower cubicle, radiator, floor to ceiling tiled walls, tiled floor extractor fan, double glazed window to front aspect.

STAIRS

Carpeted stairs and landing, lead light coloured single glazed window to side aspect, doors to bedrooms, bathroom and cloakroom, linen cupboard.

BEDROOM 1

15' 4" x 10' 9" (4.67m x 3.28m) Carpeted flooring, vanity hand basin, double glazed window to rear aspect, radiator.

BEDROOM 2

12' 7" x 11' 8" (3.84m x 3.56m) Carpeted flooring, 4 radiators double glazed window to front aspect.

BEDROOM 3

7' 6" x 6' (2.29m x 1.83m) Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

Wash hand basin and bath with shower over, vinyl floor covering, radiator, double glazed window to rear aspect, airing cupboard housing gas Worcester boiler and hot water cylinder.

CLOAKROOM

Low level WC, vinyl floor covering, double glazed window to side aspect.

OUTSIDE

Block paved off road parking to front with covered carport. Rear South facing garden mainly laid to lawn with mature flower and shrub borders patio area, timber garden shed and greenhouse, garden all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band (D) £2,468.25p.

NEAREST SCHOOLS

St Johns CEVAP school & Northgate high school.

SERVICES

We understand all mains services are connected.

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)

1 Norfolk Road Ipswich Suffolk	Energy rating E	Valid until 23 March 2035
Property type Detached house		Certificate number 2150-7907-3068-4156-7925
Total floor area 104 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/buyers-guide-to-letting-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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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