

Stratford Road, Ipswich, IP1 6EF

Guide Price £230,000 Freehold

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

# Stratford Road, Ipswich, IP1 6EF

## SUMMARY

CHAIN FREE PROJECT WITH SCOPE FOR POTENTIAL - An extended three bedroom semi-detached family home of good proportions offering much scope for potential to the right buyer, located within the popular Castle Hill area of Ipswich to the North West of Ipswich, fringing the Crofts and convenient to local shops and amenities. The accommodation comprises; entrance hall, sitting room, dining room, kitchen, breakfast/utility room, garden room and WC on the ground floor, with landing, three bedrooms and four piece bathroom on the first floor. Predominantly double glazed and gas centrally heated, to the outside there is off-road parking and an established Southerly facing rear garden. Early viewing is highly recommended. Please see agents condition note.

## DOUBLE GLAZED DOOR TO

### ENTRANCE HALL

Double glazed window to side, radiator, under stairs cupboard, stairs rising to first floor, wood effect flooring, doors to.

### LOUNGE

13' 6" max. x 11' 8" approx. plus bay (4.11m x 3.56m) Double glazed bay window to front, radiator, concealed open fireplace with traditional style surround and mantle, wood effect flooring, television point, BT Openreach point.

### KITCHEN

8' x 8' 5" approx. (2.44m x 2.57m) Double glazed window to side, a comprehensive range of base and eye level fitted cupboard and drawer units, natural wood work surfaces, stainless steel sink drainer unit with mixer tap, tiled splash backs, built-in oven and grill, inset electric hob, built-in cupboard housing wall mounted gas fired boiler, opening to breakfast/utility room. The refrigerator and freezer are available by separate negotiation.

### BREAKFAST /UTILITY ROOM

10' 2" x 9' 1" approx. (3.1m x 2.77m) Double glazed French doors opening to garden, radiator, natural wood and wood effect work surfaces, tiled splash backs, washing machine, dish-washer and fridge freezer spaces, tile effect flooring, door to WC.

### WC

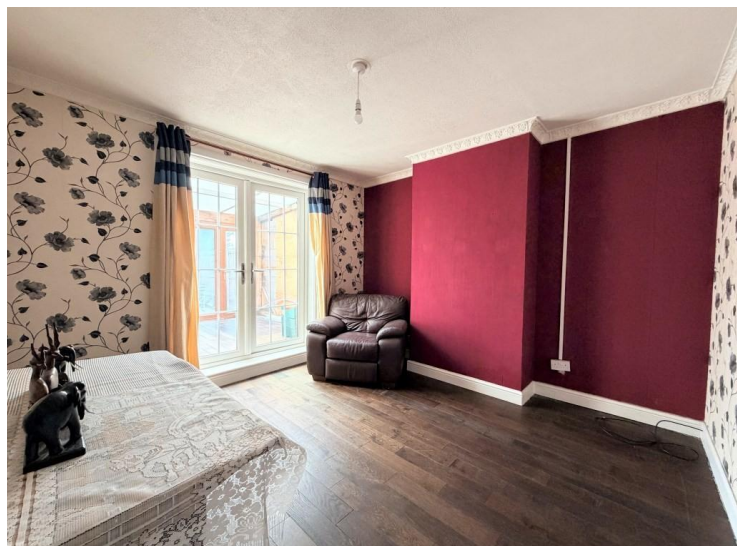
Window to side, low level WC, tile effect flooring.

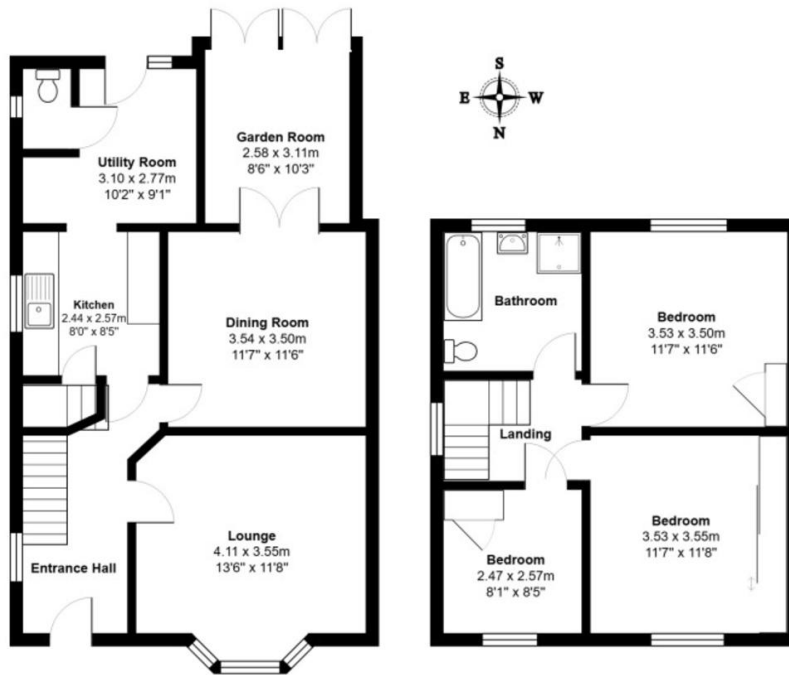
### DINING ROOM

11' 7" x 11' 6" approx. (3.53m x 3.51m) Double glazed French doors opening to garden room, plumbing for radiator, natural wood flooring.

### GARDEN ROOM

8' 6" x 10' 3" approx. (2.59m x 3.12m) In need of completion/repair. Double glazed twin doors and side casements to rear opening to garden, natural wood flooring.





Total Area: 107.4 m<sup>2</sup> ... 1156 ft<sup>2</sup>

## STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to side, doors to.

### BEDROOM ONE

11' 7" x 11' 8" approx. max. (3.53m x 3.56m) Double glazed window to front, radiator.

### BEDROOM TWO

11' 7" max. x 11' 6" approx. (3.53m x 3.51m) Double glazed window to rear, radiator, built-in cupboard.

### BEDROOM THREE

8' 1" x 8' 5" approx. (2.46m x 2.57m) Double glazed window to front, radiator, built-in over stairs cupboard.

### FAMILY FOUR PIECE BATHROOM

Obscure double glazed window to rear, radiator, panel bath, shower cubicle with thermostatic shower, mounted hand-wash basin atop natural wood work surface with drawer units under, low level WC, tiled walls, tile effect flooring, loft access hatch.

### OUTSIDE

The frontage provides hard stand off-road parking with gated side pedestrian access revealing a Southerly facing established garden mainly laid to lawn with concrete patio and pathway leading to two wooden sheds (in need of repair or replacement).

### AGENTS CONDITION NOTE

The property requires refurbishment and is sold as seen subject to contract. In the valuer's opinion, the electrics, central heating, the plumbing and various building works require completion and

certification, which will be undertaken by the buyer. There may also be items remaining that will require clearing.

### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

### NEAREST SCHOOLS (.GOV ONLINE)

St Pancras Catholic primary and Westbourne Academy secondary.

### DIRECTIONS

Leaving Ipswich town centre, head towards Cumberland 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 Highfield Approach, turn left onto Highfield Rd, at the roundabout, turn right onto Stratford 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](http://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)		
Stratford Road IPSWICH IP1 6EF	Energy rating <b>C</b>	Valid until: 29 March 2036
		Certificate number: 0771-1209-4906-7008-1600
Property type	Semi-detached house	
Total floor area	97 square metres	



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

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