



47 Kensington Road, Ipswich, IP1 4LB

Guide Price £220,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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ENTRANCE HALL

Composite front door, oak effect doors to;-

LOUNGE

13' 2" x 10' 5" (4.01m x 3.18m) Window to rear aspect, under stairs cupboard, carpeted and doors to inner lobby and kitchen/diner.

INNER LOBBY

Stairs to first floor and door to 2nd reception room/bedroom 3

2ND RECEPTION/ BEDROOM 3

10' 5" x 10' (3.18m x 3.05m) Window front aspect, carpeted, T.V point and radiator.



KITCHEN/ DINER

22' 7" x 8' 7" (6.88m x 2.62m) Dining Area: Wood style flooring, window to side aspect and open to kitchen.

Kitchen Area- Base and eye level units with a rolltop worktop, sink drainer and tiled splashback, integrated oven, hob and extractor hood, space for dishwasher and washing machine, space for fridge/freezer. wood style flooring, radiator, windows to rear aspect and door to rear garden.



LANDING

Loft hatch, radiator and doors to;

BEDROOM 1

13' 2" x 10' 6" (4.01m x 3.2m) Windows to front aspect, carpeted and a radiator.

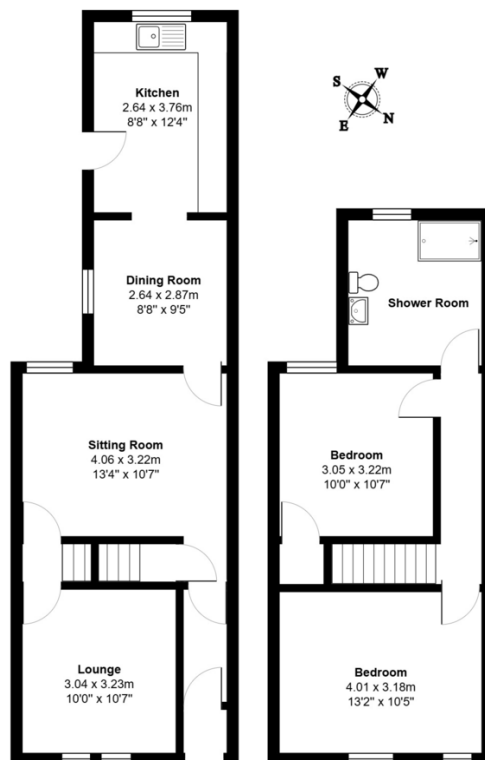
BEDROOM 2

10' 6" x 10' 3" (3.2m x 3.12m) Window to rear aspect, storage cupboard, carpeted and a radiator.

FAMILY SHOWER ROOM

White suite consisting of a pedestal hand wash basin and W.C, walk in shower with glass enclosed, extractor, boiler, radiator and a heated towel rail, grey tile effect flooring and window to rear aspect.





Total Area: 86.9 m² ... 935 ft²

REAR GARDEN

Rear access via a gate, patio area with steps down to lawn area, hard standing with a shed and fence enclosed.

FRONT GARDEN

Wall enclosed with path leading to the inner porch area and front door.

IPSWICH BOROUGH COUNCIL

Council Tax Band B - £1919.75

NEAREST SCHOOLS (.GOV ONLINE)

Primary School - Springfield infant and junior school.

Secondary School - Westbourne Academy

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)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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

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