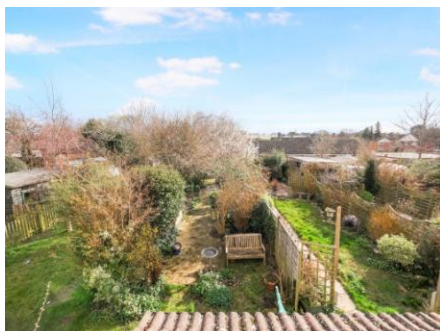




The Grove, Henley Road, Ipswich, IP1 4NR

Guide Price £195,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A charming, two double bedroom character-full cottage retaining some originality, located within a desirable, prime residential area to the requested North of Ipswich off Henley Road. The accommodation comprises; enclosed entrance porch, sitting room, inner hallway, dining room, classic style fitted kitchen, rear lobby and cloakroom on the ground floor with landing, two double bedrooms and four-piece bathroom (off the second bedroom) on the first floor. To the outside there is a low maintenance frontage, whilst to the rear there is an attractive South facing predominantly paved garden with established well stocked borders and a wooden shed. Further benefits include predominant double glazing and gas fired central heating; parking is on road. Early viewing is highly recommended.

FRONT DOOR TO

ENCLOSED PORCH

Double glazed window to side., tiled threshold, door to sitting room.

SITTING ROOM

11' 5" x 11' 6" approx. (3.48m x 3.51m) Double glazed window to front, radiator, coal effect enclosed gas fire with marble surround and hearth, traditional door to inner hallway with stairs rising to first floor and traditional door to dining room.

DINING ROOM

11' 5" x 11' 1" approx. (3.48m x 3.38m) Double glazed window to rear, radiator, low level and walk-in under-stairs cupboards, door to and steps down to kitchen.

KITCHEN

5' 10" x 8' 7" approx. (1.78m x 2.62m) Double glazed window to side, radiator, a comprehensive classic range of base and eye level fitted cupboard and drawer units, solid wood work surfaces, under mounted butler sink with mixer tap, tiled splash backs, inset electric induction hob with extractor over, built-in electric oven and grill, integrated fridge-freezer, under counter space for washing machine, stone effect tiled floor, inset ceiling lights opening to rear lobby.

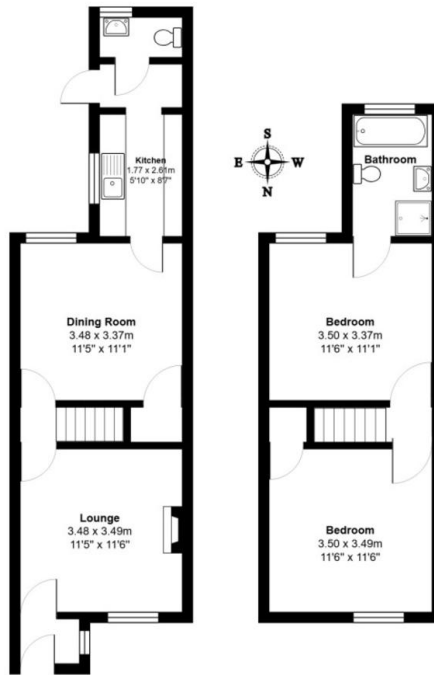
REAR LOBBY

Stone effect tiled floor, double glazed door to garden, traditional door to cloakroom.

CLOAKROOM

Obscure double glazed window to rear, chrome heated towel rail, mounted hand-wash basin with mixer tap, low level WC, tiled splash backs, stone effect tiled floor, extractor fan.





Total Area: 69.9 m² ... 752 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Wall mounted electric consumer unit, loft access, traditional style doors to bedrooms.

BEDROOM ONE

11' 6" x 11' 6" approx. (3.51m x 3.51m) Double glazed window to front, radiator, traditional cast iron fireplace, built-in cupboard with clothes rail, exposed ceiling joists.

BEDROOM TWO

11' 6" x 11' 1" approx. (3.51m x 3.38m) Double glazed window to rear, radiator, built-in double wardrobe with clothes rail housing wall mounted gas fired boiler, exposed ceiling joists, traditional style door and steps down to four-piece bathroom.

FOUR PIECE BATHROOM

Obscure double glazed window to rear, chrome heated towel rail, panel bath with mixer tap and shower attachment, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, part tiled walls, wood effect flooring, inset ceiling lights.

OUTSIDE

To the outside there is a low maintenance shingle frontage, enclosed by gated fencing with a pathway leading to the front door. To the rear there is an attractive South facing predominantly paved garden with established borders which are well stocked with a variety of trees, shrubs and plants, a wooden shed. There is a neighbour accessway across the back of the

property, an external tap and lighting. Parking is on road.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,572.36 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre and heading North-West on St Margaret's Street/A1156, continue to follow A1156, turn right onto Fonnereau Road, turn right onto Henley Road, turn right onto The Grove, the destination will be on the right.

BROADBAND AND 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>

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.

CONSUMER PROTECTION REGULATIONS 2008

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 Consumer Protection Regulations 2008, 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)			
The Grove Henley Road IPSWICH IP1 4NR	Energy rating D	Valid until:	9 March 2035
		Certificate number:	9013-4155-5002-0097-9302
Property type	Mid-terrace house		
Total floor area	69 square metres		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.