

Sirdar Road, Ipswich, IP1 2LD

Guide Price £180,000 Freehold



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

# Sirdar Road, Ipswich, IP1 2LD

## SUMMARY

An immaculately presented three bedroom Edwardian attached home with off-road parking which has undergone thoughtful improvement and extensive modernisation over recent years, located to the popular West of Ipswich and convenient to the town centre and mainline to London train station. Improvements include, certificated re-wiring, modern gas fired boiler, re-plastering, damp proofing, replacement kitchen and bathroom, the addition of a log-burner, and fresh re-decoration throughout, the property is also predominantly double glazed. The beautifully presented accommodation comprises; enclosed porch, sitting and dining room, fitted kitchen, rear lobby and bathroom on the ground floor with landing, and three bedrooms on the first floor. To the outside there is a courtyard style garden and double gated access from Prospect Road to two off-road parking spaces, which could be reduced to one space to allow for additional garden. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO

### ENCLOSED PORCH

Pattern tiled floor, door to sitting and dining room.

### SITTING & DINING ROOM

10' 11" x 22' 3" max. approx. (3.33m x 6.78m) Double glazed windows to front and rear, two radiators, cottage style log burner set in fireplace on slate hearth, low level alcove cupboard with solid wood surface atop, television point, BT Openreach point, sitting area with carpet flooring, wide opening with book-end feature supports through to dining area with wood effect flooring, door to staircase rising to first floor, door to kitchen.

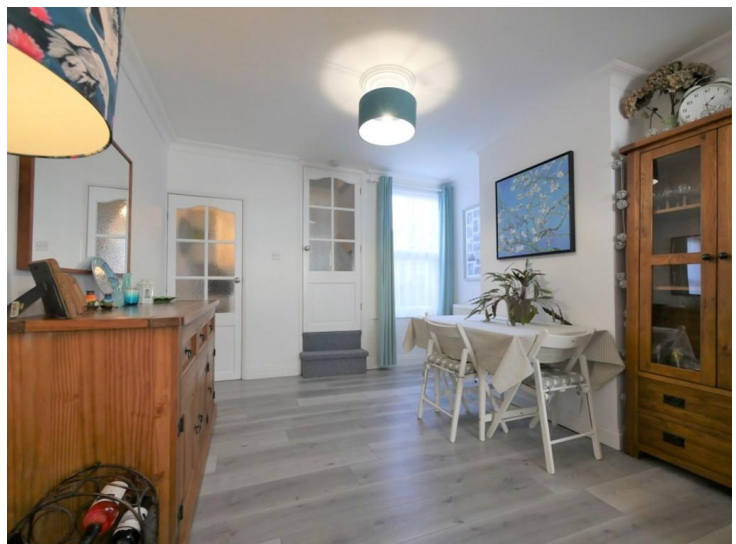


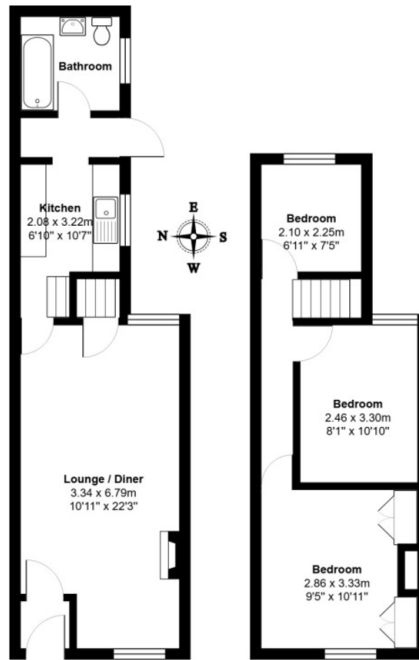
### KITCHEN

6' 10" x 10' 7" max. approx. (2.08m x 3.23m) Double glazed window to side, radiator, a comprehensive range of classic style base and eye level cream cupboard and drawer fitted units, solid wood work surfaces, Metro style tiled splash backs, inset ceramic sink drainer unity with mixer tap, built-in electric double oven and grill, inset gas hob with extractor over, under-counter spaces and plumbing for washing-machine and dish-washer, under-stairs recess with low level built-in cupboard, pattern tiled floor, opening through to rear lobby.

### REAR LOBBY

Double glazed side door opening to garden, recessed space for fridge-freezer, pattern tiled floor, door to bathroom.





Total Area: 65.5 m<sup>2</sup> ... 706 ft<sup>2</sup>

### BATHROOM

Obscure double glazed window to side, chrome heated towel rail, panel bath with mixer tap, shower attachment and side screen, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern and vanity surface atop, stone effect fully tiled walls and floor, extractor fan.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Enlarged loft hatch access with pull-down ladder to predominantly boarded loft space with light, stripped wooden panelled doors to bedrooms.

### BEDROOM ONE

9' 5" x 10' 11" approx. (2.87m x 3.33m) Double glazed window to front, radiator, twin built-in wardrobes to alcoves, traditional style cast iron open fireplace, television point.

### BEDROOM TWO

8' 1" x 10' 10" approx. (2.46m x 3.3m) Double glazed window to rear, radiator.

### BEDROOM THREE

6' 11" x 7' 5" approx. (2.11m x 2.26m) Double glazed window to rear, radiator, modern wall mounted gas fired boiler.

### OUTSIDE

To the outside there is an attractive East facing brick paved courtyard style garden with wooden shed, and double gated

access from Prospect Road to two off-road parking spaces on a retained shingle driveway. In the valuer's opinion the parking area could easily be reduced to a single space which would allow for additional garden. There is also an external tap.

### IPSWICH BOROUGH COUNCIL

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

### NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall primary and Westbourne Academy secondary.

### DIRECTIONS

Leaving Ipswich town centre, head north-west on St Matthew's Street/A1156 towards Civic Drive/A1022, go through one roundabout, turn slight left onto Bramford Road/B1067, turn left onto Sirdar Road.

### 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>

### 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**

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)			
Sirdar Road IPSWICH IP1 2LD	Energy rating	Valid until:	25 February 2036
	<b>D</b>	Certificate number:	0223-1209-2305-7603-1700
Property type	Mid-terrace house		
Total floor area	66 square metres		



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

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