



30 High Street | Sproughton | Suffolk | IP8 3AH

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30 High Street, Sproughton, Suffolk, IP8 3AH

“A spacious and well-presented two double bedroom terraced house situated in the heart of this popular village with well-maintained front & rear gardens.”

Description

A spacious and well-presented two double bedroom terraced house located in a convenient location within the heart of Sproughton, giving easy access to both Ipswich town centre and destinations further afield via the A14.

Notable benefits include well-maintained front and rear gardens as well as attractive red brick Victorian elevations.

About the Area

The popular village of Sproughton lies to the West of Ipswich and offers amenities including a community shop, tearoom, village church and primary school. Ipswich is situated approximately two miles to the West, offering a vast range of amenities and facilities including mainline railway link to London's Liverpool Street. Easy access is afforded to the A14 and A12 linking to the major routes.

The accommodation in more detail comprises:

Front door to:

Sitting Room Approx

Welcoming entrance with window to front aspect, door to storage cupboard with cloak hanging space, feature inset and opening to:

Dining Room Approx

Stairs rising to the first floor, serving hatch to kitchen and doors to:

Kitchen Approx 8' x 5'8 (2.45m x 1.74m)

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Space for washing machine, cooker, tumble dryer and fridge/freezer. Window to rear aspect and door to rear.

Shower Room

Well-appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled walls, heated towel rail, frosted window to rear aspect and extractor.

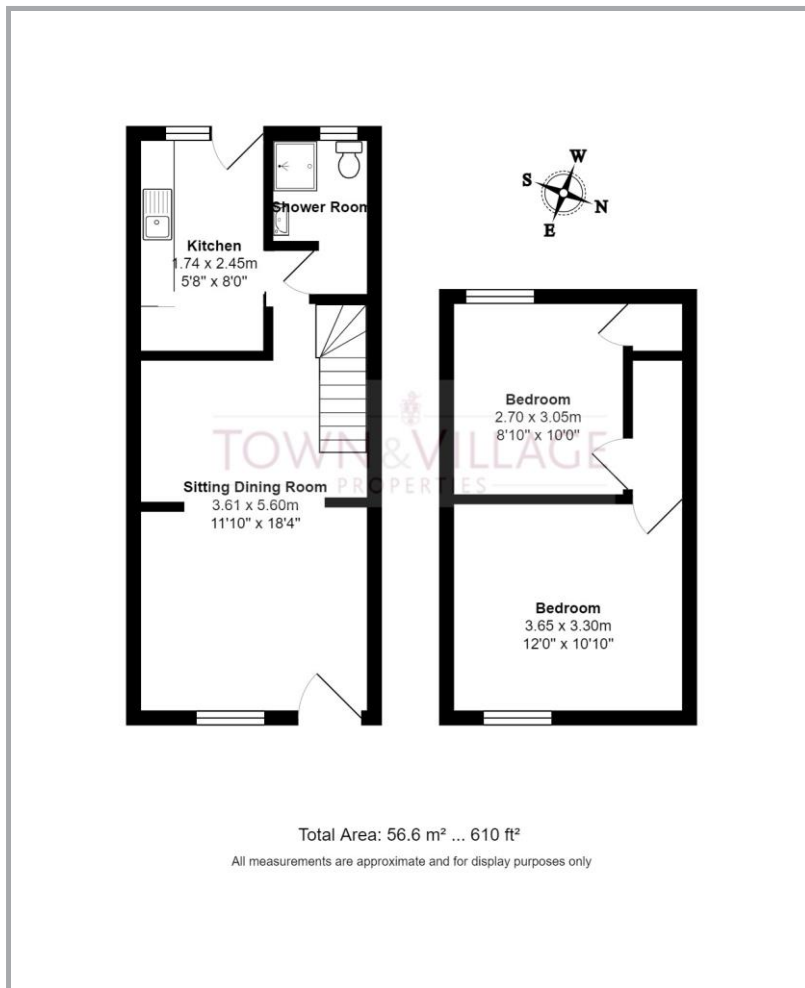
First Floor Landing

Housing fuse board, access to loft and doors to:

Master Bedroom Approx 12' x 10'10 (3.65m x 3.30m)

Light and airy double room with window to front aspect, built-in shelving and cloak hanging space.





Bedroom Approx 10' x 8'10 (3.05m x 2.70m)

Double room with cloak hanging space, window to rear aspect and door to over stairs storage cupboard.

Outside

The property is set slightly back from the road and is accessed through an iron pedestrian gate with a pathway leading to the front door. Bordering this is a shingled front garden with boundaries defined by fencing for the most part.

To the rear are well-maintained and predominately lawned gardens incorporating a shingled sun terrace as well as a timber storage shed in addition to a detached outbuilding.

Boundaries are defined by panel fencing for the most part.

Local Authority

Babergh District Council

Council Tax Band – A

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property benefits from as well as relinquishes a right of way from the neighbouring properties to either side, further details can be found by contacting the agent.



Disclaimer

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Energy performance certificate (EPC)

30 High Street Sproughton IPSWICH IP8 3AH	Energy rating C	Valid until: 6 October 2034
		Certificate number: 9000-1209-2304-0308-1500

Property type: Mid-terrace house
Total floor area: 57 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

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



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