

Spring Road, Ipswich, IP4 2RX

Guide Price £200,000 Freehold



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# Spring Road, Ipswich, IP4 2RX

## SUMMARY

CHAIN FREE - A charming, over-passage cottage style attached home of larger proportions located to the favourite East of Ipswich, convenient to Copleston School, the Waterfront and town centre. The characterful accommodation has been freshly decorated throughout and briefly comprises; entrance hall, sitting and dining rooms, modern Howdens fitted kitchen, and rear lobby on the ground floor, with landing, two double bedrooms and a spacious bathroom on the first floor. To the outside there is an attractive railed frontage, whilst to the rear there is a beautiful, southerly facing established garden with leafy backdrop, patio and outbuilding. Further benefits include; predominant double glazing and a modern gas fired boiler, parking is on road by permit. Early viewing is highly recommended.

## TRADITIONAL STYLE FRONT DOOR TO

### ENTRANCE HALL

Radiator, stripped wooden floor boards, decorative bookend archway, white painted panel doors to sitting and dining rooms, stairs rising to first floor.

### SITTING ROOM

11' x 11' 1" approx. (3.35m x 3.38m) Double glazed window to front, radiator, living flame coal effect gas fire, television point, cable point, stripped wooden floorboards, picture rail, opening through to dining room.

### DINING ROOM

11' 5" x 11' 1" approx. (3.48m x 3.38m) Double glazed window to rear, radiator, telephone point, built in media cupboards to alcoves, stripped wooden floor boards, built in understairs storage cupboard, white painted panel door to kitchen.

### KITCHEN

7' 5" x 10' (2.26m x 3.05m) Double glazed window to side, double glazed window to rear, chrome radiator, a re-fitted contemporary range of Howdens base and eye level grey gloss cupboards and units, natural wood effect roll work surfaces with inset 1 1/2 bowl stainless steel sink drainer unit and mixer tap, gas cooker point, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splash back, tiled flooring, extractor fan, spot lighting, white painted panel door to rear lobby.

### REAR LOBBY

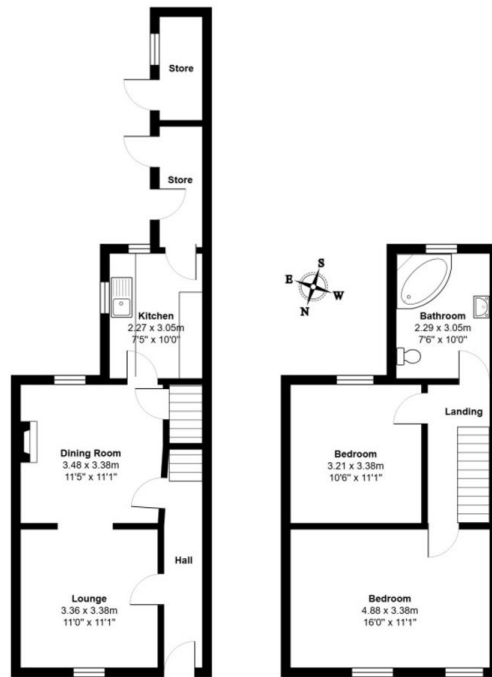
Two doors to side opening to garden and patio.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access, varnished wood banister, white painted panel doors to bedrooms and bathroom.





Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup>

#### BEDROOM ONE

16' x 11' 1" approx. (4.88m x 3.38m) Two double glazed windows to front, radiator, picture rail, stripped wooden floor boards.

#### BEDROOM TWO

10' 6" x 11' 1" approx. (3.2m x 3.38m) Double glazed window to rear, radiator, picture rail.

#### BATHROOM

7' 6" x 10' approx. (2.29m x 3.05m) Obscure double glazed window to rear, radiator, three piece suite comprising; low level WC, corner bath with mixer tap and shower attachment, pedestal handwash basin, cupboard concealing modern gas fired combination boiler (replaced approximately 4 years ago), vinyl tiled splash back, wood effect vinyl flooring.

#### OUTSIDE

The attractive frontage is laid to lawn and enclosed by original wrought iron railings and gate, pathway leading to front door, secure gated side pedestrian passage access to rear reveals a good sized established South facing beautiful garden mainly laid to lawn, well stocked with a variety of trees, plants and perennials, generous patio with central sun dial feature all enclosed by fencing not overlooked and enjoying an open leafy backdrop outlook, door to secure brick storage shed.

#### BRICK STORE OUTBUILDING

3' 5" x 9' 5" approx. (1.04m x 2.87m) Window to side, mains power.

#### PERMIT PARKING

Permit parking spaces are available to the front for permit holders on a first come first served basis. The required primary Zone 1 permit is currently £62 PA (2025), an additional permit costs £124 PA (2025).

#### IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

#### NEAREST SCHOOLS (.GOV ONLINE)

St Helen's primary and Copleston secondary.

#### DIRECTIONS

Leaving Ipswich town centre and heading West on Crown St/A1156 towards St George's St, continue to follow A1156, at the roundabout, take the 4th exit onto St Matthew's St/A1156, continue to follow A1156, turn right onto Argyle St/A1156, turn left onto St. Helen's St/B1075, continue to follow B1075, slight left onto Spring Rd, the destination will be on the right.

#### BROADBAND AND MOBILE 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)			
Spring Road IPSWICH IP4 2RS	Energy rating  <b>D</b>	Valid until:	30 April 2035
		Certificate number:	6920-0157-0009-9002-1513
Property type		Mid-terrace house	
Total floor area		79 square metres	



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

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