



Surbiton Road, Ipswich, IP1 4AX

Guide Price £170,000 Freehold

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Part of the Your Ipswich Group

# Surbiton Road, Ipswich, IP1 4AX

## SUMMARY

CHAIN FREE - A three bedroom mid-terraced Victorian period home located to the popular West of Ipswich, convenient to the town centre, A14, and local shops and amenities. The accommodation, which would benefit from a degree of updating, briefly comprises; entrance hall, kitchen, sitting room, dining room and bathroom on the ground floor, with landing and three bedrooms on the first floor. To the outside there is a low maintenance walled frontage, whilst to the rear there is a decent sized fence enclosed garden with shingle and area for lawn. The property is predominantly double glazed, and has electric heating, parking is on road. In the valuer's opinion, the property would make an ideal first time purchase or investment. Viewing is recommended.



## DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALL

### ENTRANCE

Wood effect flooring, traditional style panelled doors to under stairs cupboard with electric consumer unit, sitting room and dining room.

### SITTING ROOM

Double glazed window to front, television point, BT OpenReach telephone and broadband points, electric storage heater, traditional style cast iron fireplace, picture rail, wood effect flooring.



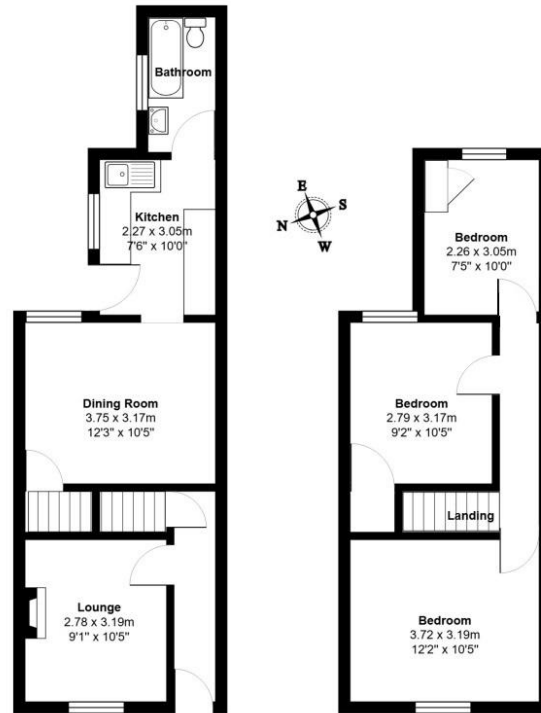
### DINING ROOM

Double glazed window to rear, modern electric radiator, concealed fireplace with wooden surround, telephone point, wood effect flooring, traditional style panelled doors to stairs rising to first floor and kitchen.

### KITCHEN

Double glazed window to side, double glazed door opening to garden, base and eye level cupboard and drawer fitted units. rolled edge worktops, inset sink drainer unit with mixer tap, tiled splash backs, spaces for electric cooker, washing machine and dish-washer, dado rail, tiled floor, door and step down to bathroom.





Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>

## BATHROOM

Obscured double glazed window to side, electric storage heater, low level WC, panel enamel bath with electric shower, extractor fan, tiled splash backs, dado rail, tile effect vinyl flooring.

## STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access, doors to.

### BEDROOM ONE

Double glazed window to front, electric storage heater, picture rail.

### BEDROOM TWO

Double glazed window to rear, electric storage heater, built-in cupboard, picture rail.

### BEDROOM THREE

Double glazed window to rear, electric storage heater, built-in cupboard housing hot water tank.

## OUTSIDE

To the outside there is a low maintenance walled frontage with gated access and chequer tiled pathway leading to the front door. The rear garden is of a decent size and

enclosed by fencing, there is a shingle area and area for lawn, at the rear there is gated pedestrian access to a passageway.

## IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024 - 2025).

## NEAREST SCHOOLS (.GOV ONLINE)

Springfield Infant Primary and Westbourne Academy High.

## DIRECTIONS

Leaving Ipswich town centre and heading in a Westerly direction along the B1067 Bramford Road, turn right into Surbiton Road. The property is found on the right hand-side.

## 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.

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### Energy performance certificate (EPC)

Surbiton Road IPSWICH IP1 4AX		Energy rating <b>E</b>	Valid until: 20 August 2034
		Certificate number: 5014-4144-7002-0028-9006	
Property type		Mid-terrace house	
Total floor area		74 square metres	



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

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