



Westbourne Road | Ipswich | IP1 5EJ

Asking Price £200,000 Freehold

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



# Westbourne Road, Ipswich, IP1 5EJ

**NO ONWARD CHAIN** - An ideal opportunity to purchase this three-bedroom semi-detached house requiring updating and modernisation, some original features remain including doors and fireplaces. Located to the North-West of Ipswich just off Norwich Road with easy access to local shops schools and bus service. The property is arranged over two floors comprising covered porch, entry hall, two reception rooms, kitchen and ground floor cloakroom with stairs rising to the first-floor landing which leads to the bedrooms and shower room. The property is double glazed and gas centrally heated. There is an enclosed front garden with path leading to front door, side gate leading to rear garden which is overgrown. **EARLY INSPECTION IS HIGHLY RECOMMENDED.**

## **STORM PORCH**

UPVC double glazed door into entry hall.

## **ENTRANCE HALL**

Exposed floorboards, stairs to first floor, doors to cloakroom lounge & dining room.

## **LOUNGE**

13' 11" x 11' approx. (4.24m x 3.35m)

Exposed floorboards, two double glazed windows to front aspect, radiator, original tiled fireplace.

## **CLOAKROOM**

Low level WC, wash hand basin, double glazed window to side aspect, quarry tiled flooring, radiator.

## **DINING ROOM**

11' 1" x 10' 8" approx. (3.38m x 3.25m)

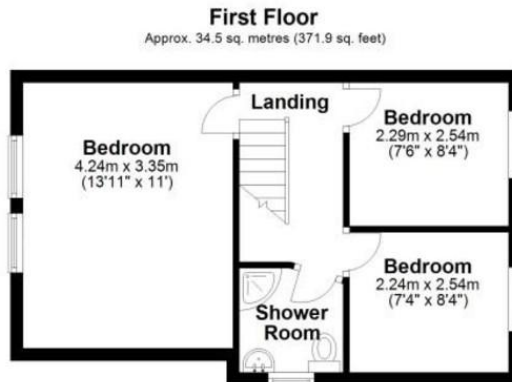
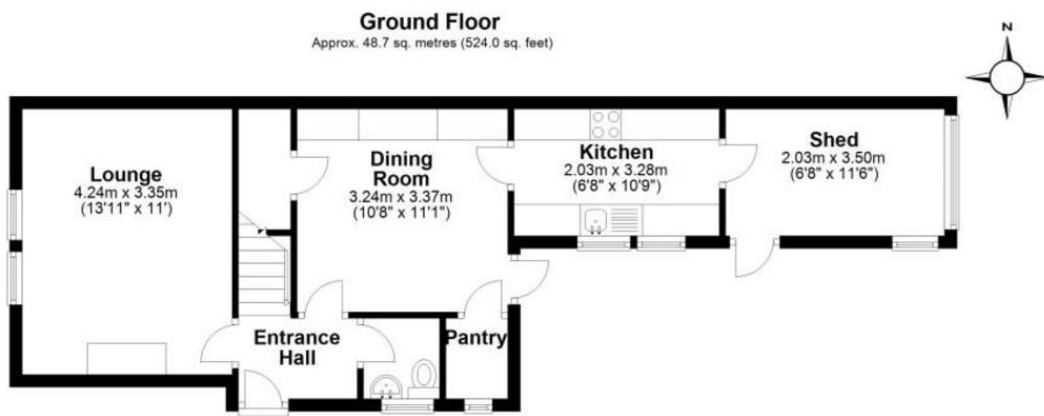
Loose carpet to flooring, radiator, original tiled fireplace, walk in storage cupboard which is shelved, double glazed door to rear garden, part glazed door into kitchen.

## **KITCHEN**

10' 9" x 6' 8" approx. (3.28m x 2.03m)

Matching eye level & base units with work tops, four ring electric hob with extractor over, wall electric oven & grill, inset sink & drainer with swan neck mixer tap, extractor fan, two double glazed windows to side aspect, plumbing for washing machine, space for under counter fridge and freezer, quarry tiled flooring, double glazed door in to attached timber store room with door to side aspect.





Total area: approx. 83.2 sq. metres (895.9 sq. feet)

## STAIRS

Stairs rising to first floor and landing, doors into bedrooms & shower room.

## BEDROOM ONE

13' 11" x 11' approx. (4.24m x 3.35m)  
Lino flooring, two double glazed windows to front aspect, original fireplace, radiator.

## BEDROOM TWO

8' 4" x 7' 6" approx. (2.54m x 2.24m)  
Exposed floorboards, radiator, double glazed window to rear aspect, loft hatch, wall mounted gas boiler.

## BEDROOM THREE

8' 4" x 7' 4" approx. (2.54m x 2.24m)  
Carpeted flooring, double glazed window to rear aspect, original fireplace, radiator.

## SHOWER ROOM

Comprising low level WC, wash hand basin & shower cubicle, double glazed window to side aspect, radiator, wood flooring.

## OUTSIDE

Enclosed front garden which is laid to lawn with flower & shrub borders, pathway to front door, gate into good size

rear garden which is overgrown, crazy paved area, two timber garden sheds, green house, variety of trees and hedging.

## COUNCIL

Ipswich Borough Council  
Council Tax band B - approximately £1,753.15 (2024-2025)

## NEAREST SCHOOLS

Springfield infant & Junior schools, Westbourne Academy.

## SERVICES

We understand all mains services are connected.

## 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.

### Energy performance certificate (EPC)

Westbourne Road IPSWICH IP1 5EJ	Energy rating	Valid until:	20 March 2034
	<b>D</b>	Certificate number:	2170-4707-7040-4102-9925
Property type	Semi-detached house		
Total floor area	78 square metres		



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

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