



Spring Road, Ipswich, IP4 2RR

Guide Price £225,000 Freehold

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SUMMARY

CHAIN FREE - A two/three bedroom semi-detached house in favourite East of Ipswich, convenient to the town centre and waterfront. The accommodation comprises; entrance hall, sitting room, dining room, fitted kitchen and four-piece bathroom on the ground floor. Stairs descend from the dining room to a useful basement, and stairs ascend from the entrance hall to a landing and two/three bedrooms, the potential third bedroom is accessed off the second bedroom and is currently fitted out as a walk-in dressing area but could be reinstated to a bedroom. To the outside there is a low maintenance paved frontage, whilst to the rear there is a stylish, partially walled landscaped tired garden with log cabin. Further benefits include predominant double glazing and gas fired central heating; parking is on road with a required zone 1 permit. Early viewing is highly recommended.



OBSCURE DOUBLE GLAZED SIDE DOOR TO

LOBBY

Stairs with dado rail rising to first floor, doors to sitting and dining rooms.

SITTING ROOM

10' 7" x 12' 8" approx. (3.23m x 3.86m) Double glazed bay window to front, radiator, coal effect gas fire with stone surround, mantle and hearth, wood effect flooring, television and broadband point, dado rail.

DINING ROOM

9' 11" x 12' 8" approx. (3.02m x 3.86m) Double glazed window to rear, radiator, wood effect flooring, dado rail, door and stairs descending to basement, step up to kitchen.



KITCHEN

7' 10" x 10' 7" approx. (2.39m x 3.23m) Double glazed window to side, double glazed side door to garden, radiator, a range of base and eye level fitted cupboard and drawer units, granite work surfaces, stainless steel under mounted sink drainer unit with mixer tap, built-in electric oven, inset electric hob with extractor over, integrated fridge-freezer, built-in washing machine, stone effect tiled walls and floor, door and step up to bathroom.

BATHROOM

Obscure double glazed window to side, panel bath with mixer tap, double shower cubicle with thermostatic shower, mounted hand-wash basin with cupboard units under, low level WC with concealed cistern and vanity surface atop, stone effect tiled walls and floor, inset ceiling lights, extractor fan.





BASEMENT

10' 4" x 12' 8" approx. (3.15m x 3.86m) Bay to front with double glazed window, radiator, sump pump, tiled floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to bedrooms one and two.

BEDROOM ONE

10' 7" x 12' 8" approx. (3.23m x 3.86m) Double glazed window to front, radiator, built-in over stairs cupboard with loft hatch access, wood effect flooring.

BEDROOM TWO

9' 11" x 12' 8" approx. (3.02m x 3.86m) Double glazed window to rear, radiator, wall mounted air conditioning unit, door to dressing room/third bedroom.

EN-SUITE DRESSING ROOM/BEDROOM THREE

10' 11" x 7' 11" approx. (3.33m x 2.41m) Double glazed window to rear, radiator, built-in cupboard housing modern wall mounted gas fired boiler, wooden constructed clothes hanging and storage which could be removed to reinstate the room as a third bedroom.

OUTSIDE

The frontage is low maintenance and stone paved with a retaining wall, there are steps up to the front door and gated pedestrian access to the rear garden. The stylish, landscaped

part walled rear garden offers a generous stepped stone entertainment patio and steps up to a split level decking terrace with access to a log cabin. Parking is on road with the required Zone 1 permit, the first permit £62 PA (2025), an additional permit costs £124 PA (2025).

LOG CABIN

14' 8" x 9' approx. (4.47m x 2.74m) Wood construction with double door entry with window to front, mains power and lighting.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

St Mary's Catholic 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 & 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>

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)

SPRING ROAD IPSWICH IP4 2RR	Energy rating E	Valid until: 8 February 2031
		Certificate number: 0027-1209-2209-7109-1204
Property type	Semi-detached house	
Total floor area	81 square metres	



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

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