



Wellesley Road, Ipswich, Suffolk, IP4 1PP

Guide Price £230,000 Freehold



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

# Wellesley Road, Ipswich, Suffolk, IP4 1PP

## SUMMARY

CHAIN FREE - A three bedroom Edwardian single bay semi-detached house of good proportions and with the advantage of off-road parking, located to the popular East of Ipswich, convenient to the town centre. The accommodation, which is in need of a degree of updating and offers scope for further potential to be realised, briefly comprises; entrance hall, sitting room, dining room, fitted kitchen, inner lobby and four piece bathroom on the ground floor, with landing, three bedrooms and separate WC on the first floor. To the outside there is a brick paved driveway to the front providing off-road parking, whilst to the rear there is a decent sized established garden. Benefits include predominant double glazing and gas central heating. Early viewing is recommended.



## DOUBLE GLAZED FRONT DOOR TO

## ENTRANCE HALL

Bookend arch, stairs rising to first floor, doors to.

## SITTING ROOM

10' 10" x 10' 10" approx. (3.3m x 3.3m) Double glazed bay window to front, radiator, television, telephone and broadband points.

## DINING ROOM

11' 10" x 10' 10" approx. (3.61m x 3.3m) Double glazed window to rear, radiator, built-in under stairs cupboard, opening through to kitchen.



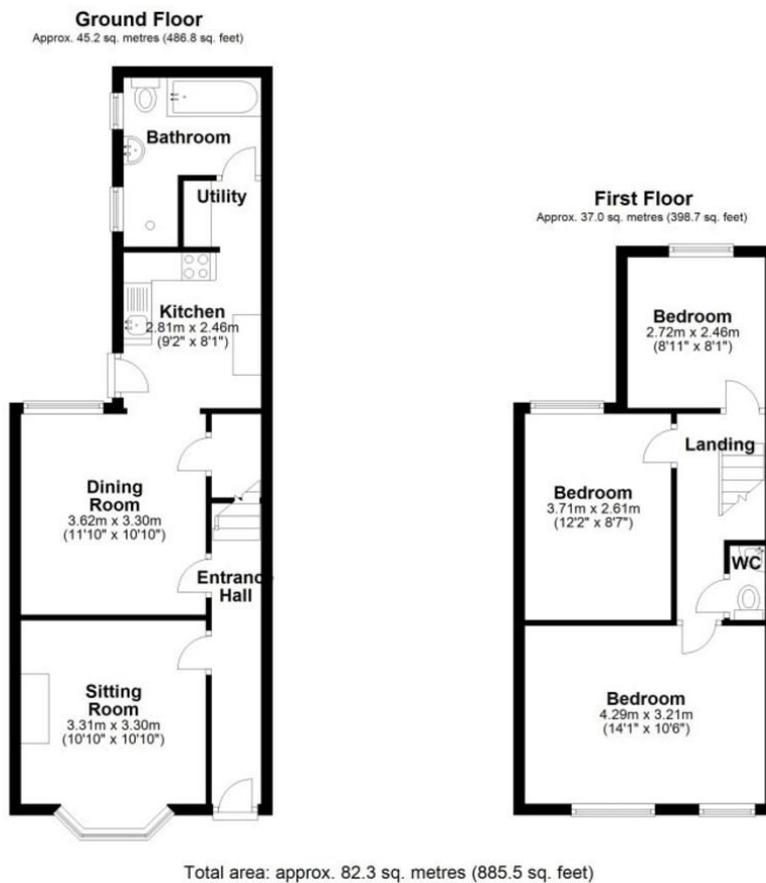
## KITCHEN

9' 2" x 8' 1" approx. (2.79m x 2.46m) Double glazed window to side, double glazed side door to garden, a range of base and eye level fitted cupboard and drawer units, work surfaces, inset stainless steel sink drainer unit, tiled splash backs, built-in electric oven, inset gas hob with extractor over, wall mounted gas fired boiler, opening through to inner lobby.

## INNER LOBBY

Eye level cupboard, work surface, under counter spaces for washing machine and dish washer, door to bathroom.





#### FOUR PIECE BATHROOM

Two obscure double glazed windows to side, panel bath with mixer tap, walk-in open shower recess area with electric shower over self draining floor, low level WC, pedestal hand-wash basin with mixer tap, tiled walls and floor, inset ceiling lights, extractor fan.

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Loft access, doors to bedrooms and WC.

#### BEDROOM ONE

14' 1" x 10' 6" approx. (4.29m x 3.2m) Two double glazed windows to front, radiator.

#### BEDROOM TWO

12' 2" x 8' 7" approx. (3.71m x 2.62m) Double glazed window to rear, radiator.

#### BEDROOM THREE

8' 11" x 8' 1" approx. (2.72m x 2.46m) Double glazed window to rear, radiator.

#### OUTSIDE

The frontage consists of a brick paved driveway which provides off-road parking and is walled to both sides.

Gated pedestrian access to the rear reveals a decent sized established garden with open outlook, mainly laid to lawn and enclosed by fencing and hedging, there are a variety of trees, there is a pathway to the rear, a lean to style store and wooden shed, both of which are in need of repair.

#### IPSWICH BOROUGH COUNCIL

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

#### NEAREST SCHOOLS (.GOV ONLINE)

Clifford Road primary and Copleston secondary.

#### DIRECTIONS

Leaving Ipswich town centre and heading East on Crown St/A1156 towards Tower Ramparts, continue to follow A1156, turn right onto Argyle St/A1156, turn left onto St. Helen's St/B1075, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, turn left onto Wellesley 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.

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)			
WELLESLEY ROAD IPSWICH IP4 1PP	Energy rating <b>D</b>	Valid until:	23 October 2030
		Certificate number:	2170-7500-7000-4198-7921
Property type	Semi-detached house		
Total floor area	82 square metres		



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

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.