



Ernleigh Road | Ipswich | IP4 5LU

Guide Price £275,000 Freehold

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estate agents

Ernleigh Road, Ipswich, IP4 5LU

CHAIN FREE - A well maintained three bedroom family home, located within a desirable prime residential area of IP4 to the requested North East of Ipswich. The extended accommodation which is of character and good proportions, would benefit from a degree of updating and briefly comprises; enclosed porch, entrance hall, kitchen-breakfast room and sitting/dining room on the ground floor with landing, three decent sized bedrooms and a family bathroom on the first floor. To the outside there is a tegular block driveway providing off-road parking whilst to the rear there is a larger established garden mainly laid to lawn. Further benefits include double glazing and gas fired central heating via a modern boiler. Early viewing is highly advised.



DOUBLE GLAZED FRONT DOOR TO

ENCLOSED PORCH

Chequer tiled threshold, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, stairs with traditional style spindle railed banister rising to first floor, under stairs recess, built-in cupboard, some traditional style doors to.

KITCHEN-BREAKFAST ROOM

18' 9" x 8' 3" max. narrowing to 7' 8" approx. (5.72m x 2.51m) Double glazed windows to side and rear, double glazed door to side opening to rear garden, radiator, a range of base and eye level fitted cupboard and drawer units with marble effect work surfaces, one and a quarter bowl sink drainer unit with mixer tap, space for electric cooker, integrated fridge-freezer, under counter spaces for washing machine and dish-washer, extended breakfast area.

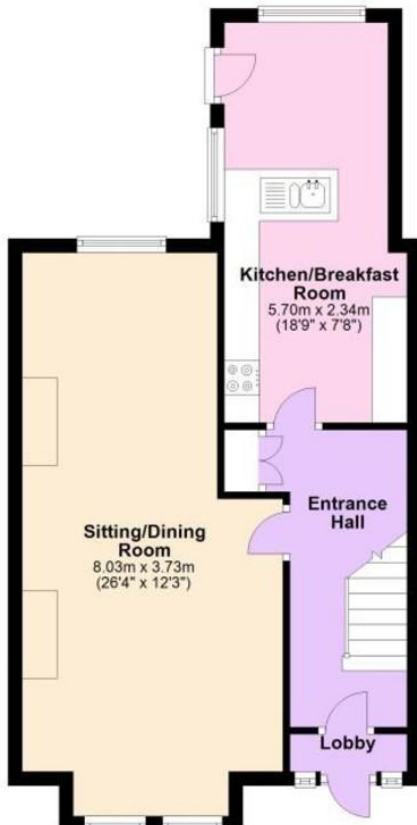
SITTING & DINING ROOM

26' 4" into bay x 12' 3" max. narrowing to 9' 4" approx. (8.03m x 3.73m) Box bay with twin double glazed windows to front, double glazed window to rear, two radiators, coal effect living flame gas fire with wooden surround and mantle, natural wood flooring.



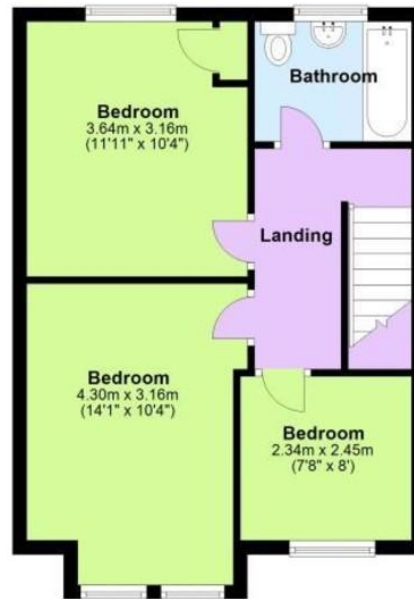
Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 91.9 sq. metres (988.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, fitted cupboard, some traditional style doors to.

BEDROOM ONE

14' 1" into bay x 10' 4" approx. (4.29m x 3.15m) Box bay with twin double glazed windows to front, radiator, wood effect flooring.

BEDROOM TWO

11' 11" x 10' 4" approx. (3.63m x 3.15m) Double glazed window to rear, radiator, built-in cupboard housing modern gas fired boiler.

BEDROOM THREE

7' 8" x 8' approx. (2.34m x 2.44m) Double glazed window to front, radiator, wood effect flooring.

BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, low level WC, part tiled walls, wood effect flooring.

OUTSIDE

The frontage consists of a tegular block driveway providing off-road parking with picket fencing to sides, gated pedestrian side access leads to a larger established rear garden mainly laid to mature lawn stocked with a variety of shrubs and perennials to borders, there is a patio and raised decking area, wooden shed and greenhouse.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

NEARBY SCHOOLS

Britannia Primary and Copleston High.

Energy performance certificate (EPC)

Erleigh Road IPSWICH IP4 5LU	Energy rating D	Valid until: 18 June 2033 Certificate number: 2920-9164-9077-1009-1753
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Property type: Semi-detached house

Total floor area: 92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
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