



Levington Road, Ipswich, IP3 0NH

Guide Price £250,000 Freehold

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

# Levington Road, Ipswich, IP3 0NH

## SUMMARY

CHAIN FREE - An Edwardian, three double bedroom semi-detached family home located on Levington Road to the popular South-East of Ipswich, convenient to Ipswich Hospital, the A14, and local shops and supermarkets. This desirable, well proportioned, handsome single bay property offers scope for potential improvement and briefly comprises; entrance hall, spacious lounge and dining room, fitted kitchen, rear lobby and bathroom on the ground floor, with landing, and three double bedrooms on the first floor. To the outside there is a brick paved hard standing frontage with gated pedestrian access to the rear, revealing a good-sized Easterly facing established garden, mainly laid to mature lawn with patio. Further benefits include predominant double glazing and gas fired central heating, parking is on Road. Early viewing is highly advised.



## COMPOSITE FRONT DOOR TO

### ENTRANCE HALL

Radiator, dado rail, bookend archway, stairs rising to first floor, door to lounge and dining room.

### LOUNGE AND DINING ROOM

11' 10" x 23' 3" approx. (3.61m x 7.09m) Double glazed bay window to front, two radiator, BT Openreach point, television point, two feature fireplace recesses, understairs storage cupboard, double glazed French doors to rear opening out to garden, dado rail, door to kitchen.



### KITCHEN

7' 10" x 9' 6" approx. (2.39m x 2.9m) Double glazed window to side, wall mounted gas fired boiler, a range of base and eye level gloss fronted cupboard and drawer fitted units, granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, inset gas hob with extractor over, built-in electric oven and grill, under counter spaces for washing machine and dishwasher, space for fridge-freezer, wood effect flooring, opening through to rear lobby.

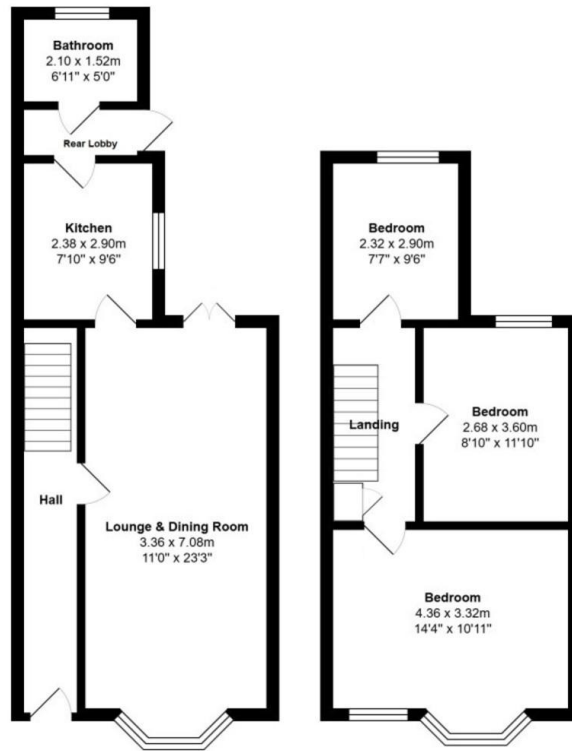
### REAR LOBBY

Built-in airing cupboard with radiator, wood effect flooring, double glazed side door to garden, door to bathroom.

### BATHROOM

6' 11" x 5' approx. (2.11m x 1.52m) Obscure double glazed window to side, chrome heated towel rail, panel bath with mixer tap and thermostatic shower over, pedestal hand-wash basin, low level WC, stone effect tiled splash backs, tiled floor.





## STAIRS RISING TO FIRST FLOOR

### LANDING

Built-in cupboard housing electric consumer unit, dado rail, traditional doors to.

### BEDROOM ONE

14' 4" x 10' 11" approx. (4.37m x 3.33m) Two double glazed windows to front, radiator.

### BEDROOM TWO

8' 10" x 11' 11" approx. (2.69m x 3.63m) Double glazed window to rear, radiator, dado rail, loft access.

### BEDROOM THREE

7' 7" x 9' 6" approx. (2.31m x 2.9m) Double glazed window to rear, radiator.

### OUTSIDE

To the outside there is a brick paved hard standing frontage with gated pedestrian access to the rear, revealing a good-sized Easterly facing established garden, mainly laid to mature lawn with patio and recently renewed boundary fence. There is an external tap and light.

### IPSWICH BOROUGH COUNCIL

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

### NEAREST SCHOOLS (.GOV ONLINE)

Rosehill primary and Copleston secondary.

## DIRECTIONS

Leaving Ipswich town centre and heading south-east on St Margaret's Street/A1156 towards St Margaret's Green/B1077, continue to follow A1156, turn right onto Argyle St/A1156, continue to follow A1156, turn left onto Fore Street/A1156, continue to follow A1156, turn right onto Levington Road, the destination will be on the left.

## BROADBAND AND 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>

## AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

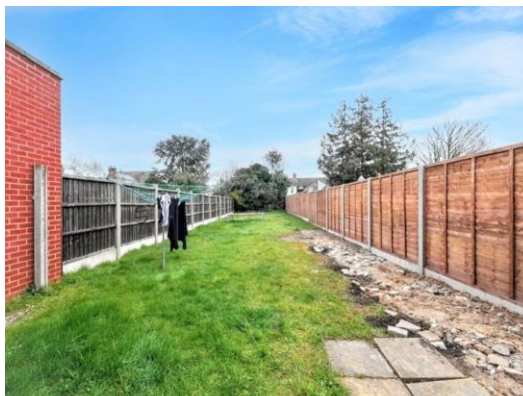
### CONSUMER PROTECTION REGULATIONS 2008

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)		
Levington Road IPSWICH IP3 0NH	Energy rating <b>D</b>	Valid until: 1 November 2034 Certificate number: 8534-0520-7409-0300-3276
Property type	Semi-detached house	
Total floor area	80 square metres	



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

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