



Schreiber Road, Ipswich, IP4 4NJ

Guide Price £215,000 Freehold

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

Schreiber Road, Ipswich, IP4 4NJ

SUMMARY

CHAIN FREE - A well presented two double bedroom end of terrace house located in the favourite North East of Ipswich, which has undergone improvement during its current ownership including a replacement gas boiler, natural wood floors in the sitting and dining rooms, damp treatment and the installation of a log burner. The accommodation comprises; sitting room, inner lobby with stairs rising, dining room, fitted kitchen, and utility/store on the ground floor, with landing, two double bedrooms, and spacious bathroom on the first floor. To the outside there is a low maintenance tegula paved front garden, whilst to the rear there is a predominantly paved and shingled garden with fencing and established hedging to sides. Further benefits include traditional style stripped wood panel internal doors, gas fired central heating and predominant double glazing, parking is on road. Early viewing is highly recommended.

DOUBLE GLAZED FRONT DOOR TO

SITTING ROOM

11' 7" x 10' 10" approx. (3.53m x 3.3m) Double glazed window to front, radiator, wood burner, natural wood floor.

INNER LOBBY

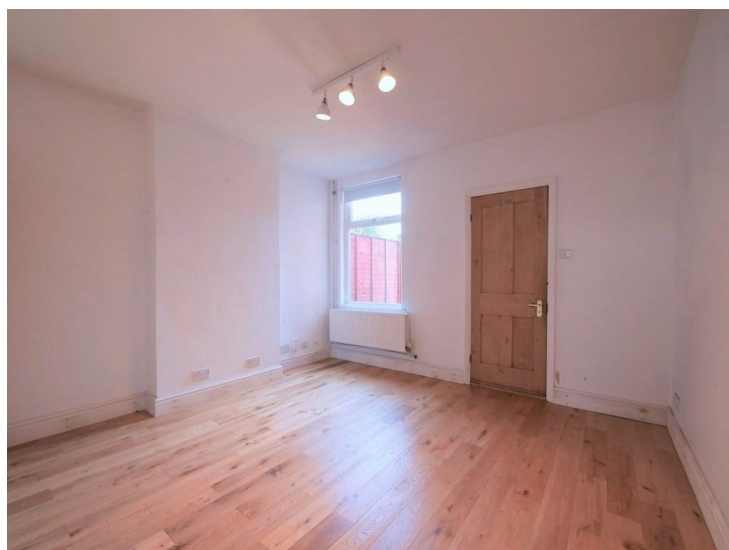
Built-in under-stairs cupboard.

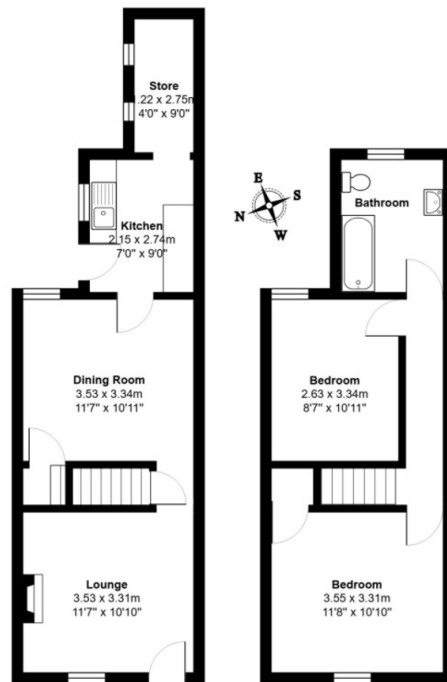
DINING ROOM

11' 7" x 10' 11" approx. (3.53m x 3.33m) Double glazed window to rear, radiator, natural wood floor, Virgin broadband point, television point, traditional style stripped wood panel door to kitchen and stairs rising to first floor.

KITCHEN

7' x 9' approx. (2.13m x 2.74m) Double glazed window to side, radiator, base and level fitted cupboard and drawer units with wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, metro style tiled splash backs, built-in oven and grill, inset induction hob with stainless steel splash back and extractor over, space for dish-washer, double glazed side door to garden, opening through to utility/store room.





Total Area: 70.5 m² ... 759 ft²

UTILITY/STORE ROOM

4' x 9' approx. (1.22m x 2.74m) Two double glazed windows to side, plumbing for washing machine, space for fridge-freezer. In the valuer's opinion and subject to gaining the required permissions, this space could be converted to incorporate a cloakroom.

LANDING

Radiator, loft hatch access with drop down ladder to loft space housing modern wall mounted gas fired boiler (approximately three years old), traditional style stripped panel doors to.

BEDROOM ONE

11' 8" x 10' 10" approx. (3.56m x 3.3m) Double glazed window to front, Built-in cupboard with BT Openreach point.

BEDROOM TWO

8' 7" x 10' 11" approx. (2.62m x 3.33m) Double glazed window to rear, radiator.

BATHROOM

Obscure double glazed window to rear, heated towel rail, panel bath with mixer tap and shower attachment, low level WC, pedestal hand-wash basin, wood effect flooring,

inset LED ceiling lights, extractor fan.

OUTSIDE

To the outside there is a low maintenance tegula paved front garden enclosed by a gated wall, whilst to the rear there is a predominantly paved and shingled South Easterly facing garden with fencing and established hedging to sides. Parking is on road.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

St John's primary and St Alban's Catholic secondary.

DIRECTIONS

Leaving Ipswich town centre and heading east on Crown St/A1156 towards Fonnereau Rd, continue to follow A1156, continue onto Woodbridge Rd, continue onto Albion Hill, at the roundabout, continue straight onto Woodbridge Rd, at the roundabout, take the 2nd exit onto Rushmere Rd, turn right onto Schreiber Rd, the destination will be on the left.

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)			
Schreiber Road IPSWICH IP4 4NJ	Energy rating D	Valid until:	13 April 2035
		Certificate number:	7413-0195-7002-0094-9606
Property type		End-terrace house	
Total floor area		69 square metres	



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

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