







128 Alan Road, Ipswich, IP3 8HA

Guide Price £210,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY



NO ONWARD CHAIN - Ipswich & Suffolk Estate Agents are delighted to be offering for sale this 2 bedroom mid-terraced property located to the East side of Ipswich in the Copleston school catchment. The property has recently had a new dropped kerb providing access to off road parking, plus a new gas boiler, radiators have been fitted and the property is double glazed throughout. Arranged over two floors, comprising 2 reception rooms, kitchen, stairs to first floor leading to 2 double bedrooms and modern family bathroom. Outside storage room, off road parking and a good size rear garden. Ideally suited for FTB's or possible investment. EARLY INSPECTION RECOMMENDED.

SITTING ROOM



13' x 11' 10" (3.96m x 3.61m) Entrance door into the sitting room, double glazed window to front aspect, radiator, door to stairs.

DINING ROOM

13' x 10' 4" (3.96m x 3.15m) Double glazed window to rear aspect, radiator, storage cupboard and further walk in storage cupboard, door into kitchen.

KITCHEN

10' 0" x 6' 10" (3.05m x 2.08m) Matching wall & base units with roll edge work tops, stainless steel sink & drainer with mixer tap, space for cooker, space for fridge/freezer, plumbing for washing machine, double glazed door and window to side aspect.



STAIRS

Stairs rising to first floor leading to bedrooms and hallway.

FIRST FLOOR HALLWAY

Loft hatch, doors to bedroom and bathroom.

BEDROOM 1

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to front aspect, radiator.

BEDROOM 2

12' x 10' 4" (3.66m x 3.15m) Double glazed window to rear aspect, radiator.



Total Area: 80.5 m² ... 867 ft²

BATHROOM

10' 6" max x 6' 10" max (3.2m x 2.08m) Comprising low level WC, wash hand basin with storage under, bath with mixer shower attachment, shower cubicle with electric shower, chrome heated towel rail, double glazed window to side aspect, airing cupboard housing New gas boiler.

OUTSIDE STORAGE ROOM

8' 8" x 7' 2" (2.64m x 2.18m)

OUTSIDE

New dropped kerb with Resin style off road parking for 1 car, covered passageway with neighbour leading to rear garden, door to storage cupboard, remainder of garden is laid to lawn all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p.

NEAREST SCHOOLS

Rosehill primary school & Copleston high school.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

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.

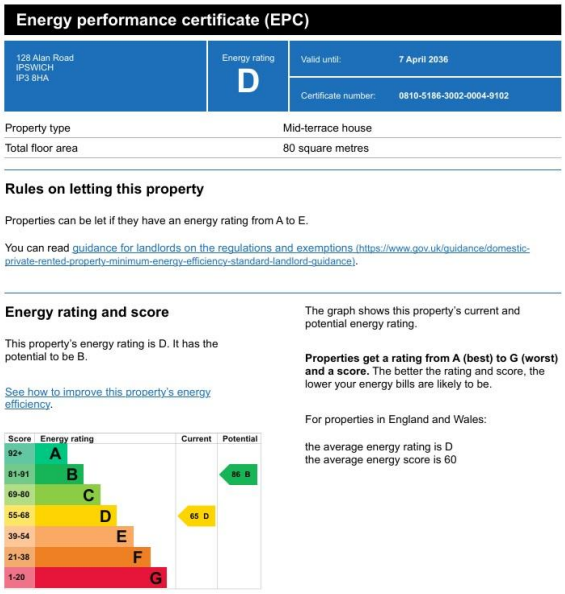
As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

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

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



Energy performance certificate (EPC)

128 Alan Road
IPSWICH
IP3 8HA

Energy rating: D

Valid until: 7 April 2036

Certificate number: 0810-5186-3002-0004-9102

Property type	Mid-terrace house
Total floor area	80 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).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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







VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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