



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus) <b>A</b>	
81-91) <b>B</b>		81-91) <b>B</b>	
69-80) <b>C</b>		69-80) <b>C</b>	
55-68) <b>D</b>		55-68) <b>D</b>	
39-54) <b>E</b>		39-54) <b>E</b>	
21-38) <b>F</b>		21-38) <b>F</b>	
1-20) <b>G</b>		1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## 9 Byron Road, Ipswich IP1 6JE

**£240,000**

AN EXTENDED THREE BEDROOM semi detached house situated to the north west of Ipswich, convenient for local amenities and schools. This SPACIOUS and WELL PRESENTED home benefits from a recently fitted kitchen, lounge & garden/dining room, modern bathroom, gas central heating, double glazed windows, large garden and space for a car. Call now to book your viewing to avoid disappointment.



THE PROPERTY MISDESCRIPTIONS ACT 1991  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 9 Byron Road, Ipswich, IP1 6JE

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### Front door to...

#### ENTRANCE HALL:

Radiator, stairs to 1st floor, door to...

#### LOUNGE: 12'10 x 12'6 (3.91m x 3.81m)

Double glazed window to front, feature wood burner, radiator, under stairs storage cupboard, laminated flooring, door to...

#### KITCHEN: 11'6 x 7'3 (3.51m x 2.21m)

Fitted in August 2025 with a range of wall and base units, sink and drainer, electric oven and hob with extractor over, space for appliances, double glazed window to rear, doors to bathroom and garden room.

#### GARDEN ROOM/DINING ROOM: 12'2 x 10'6 (3.71m x 3.20m)

Double glazed windows to rear and door to garden.

#### BATHROOM:

Double glazed window to side, double shower tray and glass screen, W.C, hand wash basin and vanity unit, tiled walls and floor. Extractor and towel radiator.

#### 1ST FLOOR:

Loft access, doors to bedrooms.

#### BEDROOM ONE: 13'9 x 9'2 (4.19m x 2.79m)

Double glazed windows to front, fitted wardrobes, airing cupboard with combi boiler and a radiator,

#### BEDROOM TWO: 10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to rear and side and a radiator.

#### BEDROOM THREE: 8'2 x 7'7 (2.49m x 2.31m)

Double glazed window to rear and a radiator.

#### OUTSIDE:

The front garden has a lawn, a space for a car and access to the side leads to the rear via a gate.

The large rear garden is mainly lawn with a patio, shed and useful space to the side.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

