

A modern three bedroom semi-detached home in the popular eastern side of Ipswich offering access to local amenities



RENT

£1,050 PCM

Ref: R2274

Address

118 Newton Road
Ipswich
IP3 8HQ



Hall, fitted kitchen, cloakroom, sitting room, three bedrooms and family bathroom. Rear garden and off street parking.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

*And at The London Office
40 St James' Place
London SW1A 1NS*

Location

118 Newton Road is situated in the East of Ipswich, just 1 ½ miles from the town centre which offers good access to the train station together with A12 and A14 commuter trunk roads.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

The Accommodation

118 Newton Road is a nicely presented three bedroom semi-detached house with enclosed rear garden and off street parking.

Entering through the front door to the hallway with doors off to the

Kitchen 9'5 x 8'4

Fitted with a range of wall and base units, inset stainless sink with tiled splashback. Fitted cooker with hob and extractor hood over and fridge-freezer.

Cloakroom

With low-level flush WC and wash handbasin.

Sitting Room 14'3 x 11'8

A spacious sitting room with casement doors to the rear, radiator and generous under stair storage.



First floor

From the hallway, stairs rise to the landing with doors off to

Bedroom One 12'8 x 11'1 max

A spacious double bedroom overlooking the front of the property with built-in wardrobe.

Bedroom Two 12'8 x 11'1 max

A further double bedroom overlooking the rear garden with built-in wardrobe

Family Bathroom

A family bathroom comprising of a bath with mixer tap and shower over, low-level flush WC and pedestal wash-handbasin with mirror over.

Bedroom Three 9'2 x 6'3

A good size single bedroom



Outside

With off street parking to the front of the property. To the rear there is a shingle and patio garden with shed and gate providing rear access for bins and bicycles.

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (76) (Copy available from the agents upon request).

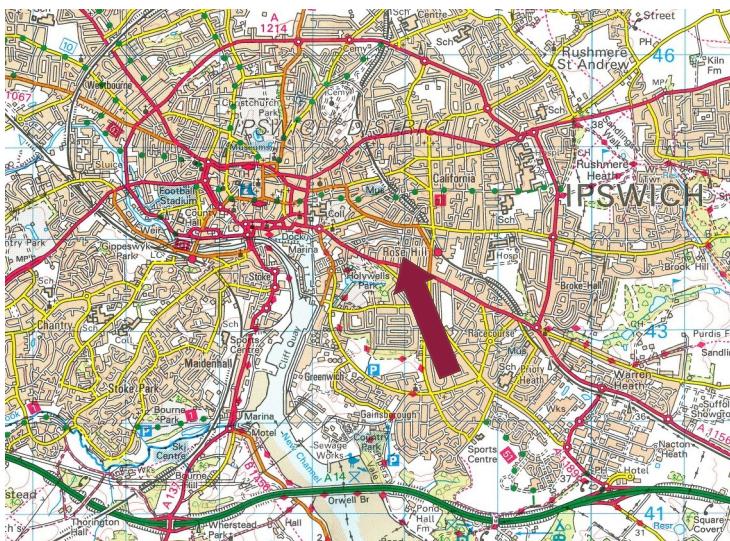
Council Tax Band B; £1,834.42 payable per annum 2025/2026

Local Authority Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich. IP1 2DE; Tel: 01473 432000

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

January 2026



Directions

From the A12 Martlesham direction, taking the 3rd exit at the Foxhall Road roundabout, heading towards Ipswich. Continue along Foxhall Road, turning left into Newton Road where the property will be found on the left hand side and identified by a Clarke & Simpson 'To Let' board.

For those using the What3Words app:
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