

Lagonda Drive, Ipswich, IP1 5QE

Guide Price £210,000 Freehold

ipswich & suffolk estate agents
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Lagonda Drive, Ipswich, IP1 5QE

SUMMARY

A well presented, modern two bedroom semi-detached house located at the end of a pleasant cul-de-sac to the popular North West of Ipswich, offering convenient access to the A14 and local amenities. The accommodation comprises; entrance hall, fitted kitchen and lounge-diner on the ground floor, with landing, two bedrooms and bathroom on the first floor. There are gardens to the front and rear with the rear being of a good size for the development. Benefits include; two allocated parking spaces, double glazing and gas central heating. In the valuer's opinion the property would make an ideal first time purchase or investment and as such, early viewing is highly recommended.

SHELTERED ENTRANCE

DOUBLE GLAZED DOOR TO ENTRANCE HALL

ENTRANCE HALL

Radiator, stairs rising to first floor, wood effect flooring, opening to kitchen, door to lounge-diner.

KITCHEN

10' 3" x 5' 11" approx. (3.12m x 1.8m) Double glazed window to front, radiator, a range of base and eye level cupboard and drawer units with matching larder cupboard, marble effect rolled edge worktops with inset stainless steel sink drainer unit and mixer tap, integrated electric oven and grill with inset gas hob and extractor over, under counter space and plumbing for washing machine, space for fridge freezer, tiled splash backs and flooring, wall mounted gas fired boiler.

LOUNGE-DINER

12' 10" x 12' 3" approx. (3.91m x 3.73m) Double glazed window to rear, double glazed French doors to garden, radiator, television point, telephone point, wood effect flooring, dado rail, built in under stairs cupboard.

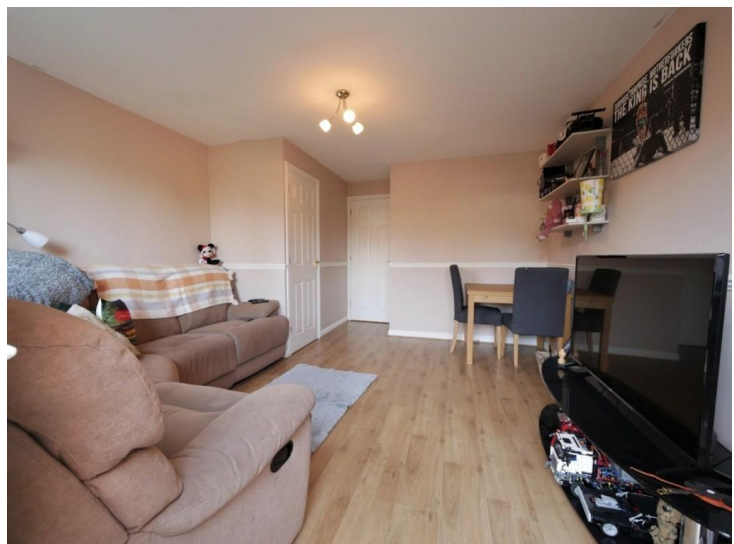
STAIRS RISING TO FIRST FLOOR

LANDING

Obscure double glazed window to side, built in airing cupboard housing hot water tank, loft access, doors to.

BEDROOM ONE

11' 3" x 12' 3" approx. (3.43m x 3.73m) Two double glazed windows to front, radiator, built in triple wardrobe, wall mounted television point, wood effect flooring.



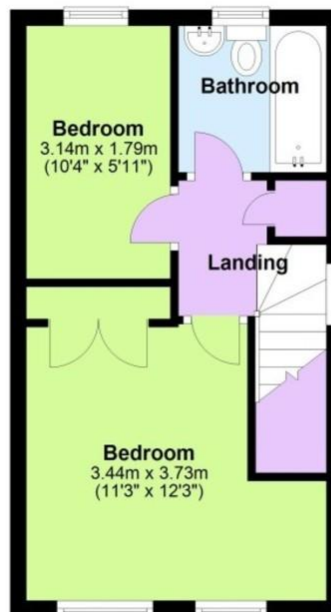
Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Lagonda Drive, Ipswich

BEDROOM TWO

10' 4" x 5' 11" approx. (3.15m x 1.8m) Double glazed window to rear, radiator, wood effect flooring.

BATHROOM

Obscured double glazed window to rear, radiator, modern white suite comprising low level WC with concealed cistern, mounted hand wash basin with cupboard under, panelled bath with mixer tap, shower attachment and electric shower over. tiled splash backs, tiled flooring, inset ceiling spot lights.

OUTSIDE

Set back by lawn and slate chip areas with path leading to front door, outside light and tap, gated pedestrian access to rear garden. The good-sized East facing enclosed rear garden (larger for the development), is mainly laid to lawn with paved patio, shingled area, and raised barbeque decking area. There is a path leading from front to rear, aluminium shed, and gated pedestrian access leading to a resident's car park with two allocated parking spaces. To the front there is also a bay providing additional visitor parking, and a children's play area close by.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Whitehouse Primary and Westbourne Academy Secondary.

DIRECTIONS

Head North-West on Bramford Lane towards Lovetofts Drive, at the roundabout take the third exit onto Lovetofts Drive, turn left onto Bentley Road, turn left onto Lagonda Drive, the property is found on the left towards the end of the cul-de-sac.

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>

AGENTS 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)			
Lagonda Drive IPSWICH IP1 5QE	Energy rating D	Valid until:	24 January 2028
		Certificate number:	8898-7029-5960-1665-0922
Property type	Semi-detached house		
Total floor area	53 square metres		



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

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