



Brunswick Road, Ipswich, IP4 4DB

Guide Price £295,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A rarely available three bedroom semi-detached bungalow of good proportions, with detached garage and driveway, located within a prime residential area to the desirable North-East of Ipswich, convenient to bus routes, local shops, post office, and amenities. The accommodation, which offers scope for a degree of improvement, briefly comprises; storm porch, entrance hall, fitted kitchen, generous sitting and dining room, lean-to style conservatory, three comfortable bedrooms, and bathroom. To the outside the established frontage predominantly consists of mature lawn, whilst the Easterly facing rear garden, which enjoys a decent outlook, is mainly laid to mature lawn with a concrete entertainment patio. Accessed from Queensgate Drive, there is the additional benefit of private driveway off-road parking and a detached garage with up and over entry door. The property is also predominantly double glazed, and gas centrally heated via a modern boiler. Viewing is highly advised.



STORM PORCH

Tiled threshold, double glazed door to entrance hall.

ENTRANCE HALL

Radiator, loft hatch access with drop down ladder to loft space with light, built-in cupboard housing electric consumer unit, dado rail, doors to.

SITTING & DINING ROOM

19' 8" x 10' 11" approx. (5.99m x 3.33m) Sitting Area 7' 3" x 10' 11" approx. Dining Area 12' 5" x 10' 11" approx. Double glazed window to side, double glazed French doors opening to garden with matching top half side casements, two radiators, door to kitchen.



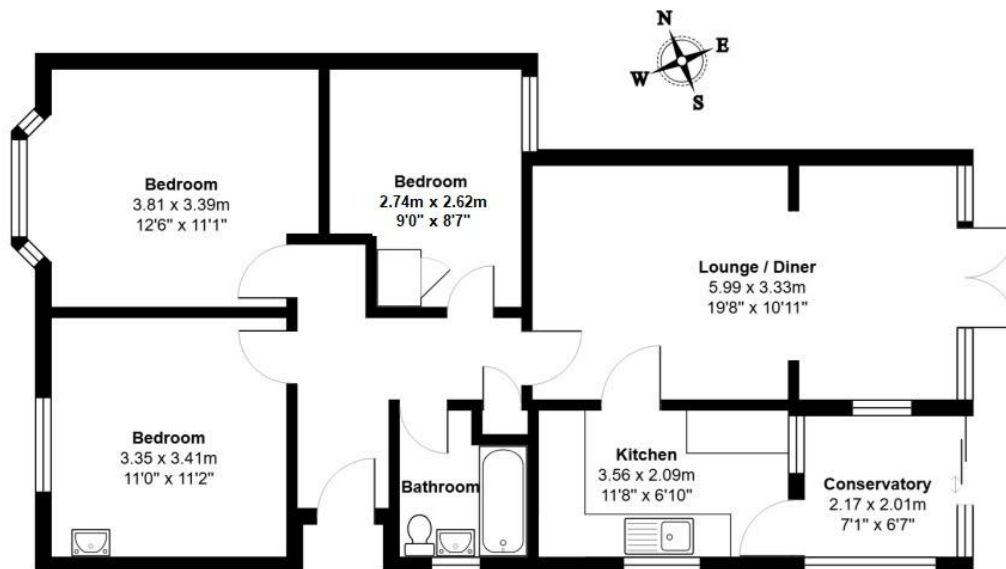
KITCHEN

11' 8" x 6' 10" approx. (3.56m x 2.08m) Double glazed windows to side and rear, radiator, base and eye level cupboard and drawer fitted units, wood effect work surfaces, inset stainless steel double drainer sink with mixer tap, spaces for electric cooker, washing-machine and fridge-freezer, tiled splash backs, tiled floor, modern wall mounted gas fired boiler, extractor fan, double glazed door to glazed lean-to style conservatory.



LEAN-TO STYLE CONSERVATORY

7' 1" x 6' 7" approx. (2.16m x 2.01m) Aluminium frame and glazed to two aspects with mains power sockets and sliding door opening to garden.



Total Area: 80.8 m² ... 869 ft²

BEDROOM ONE

12' 6" x 11' 1" approx. (3.81m x 3.38m) Double glazed bay window to front, radiator, fitted wardrobes, television and telephone points.

BEDROOM TWO

11' x 11' 2" approx. (3.35m x 3.4m) Double glazed window to front, radiator, fitted wardrobes, fitted corner vanity unit consisting of a hand-wash basin with tiled splash backs and cupboard under.

BEDROOM THREE

9' x 8' 7" approx. (2.74m x 2.62m) Double glazed window to rear, radiator, built-in cupboard housing hot water tank.

BATHROOM

Double glazed window to side, panel bath with shower over, wall mounted hand-wash basin, low level WC, tiled splash backs.

OUTSIDE

To the outside the established frontage predominantly consists of mature lawn and a selection of shrubs to the front walled boundary, whilst the Easterly facing rear garden, which enjoys a decent outlook, is mainly laid to mature lawn with a concrete entertainment patio, and is enclosed by hedging and fencing. Accessed from Queensgate Drive, there is the additional benefit of private driveway off-road parking and a detached garage with pitched roof, up and over entry door, and further personal door to rear which directly accesses the garden. In the valuer's opinion, there may be the opportunity for additional parking to the front, subject to gaining the required planning permissions.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Sidegate primary and Northgate secondary.

DIRECTIONS

Leaving Ipswich town centre, head easterly on Woodbridge Road towards Arthurs Terrace, continue onto Albion Hill, at the roundabout, take the 1st exit onto Brunswick Road, the property is on the right.

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>

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.

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)			
Brunswick Road IPSWICH IP4 4DB	Energy rating D	Valid until:	5 March 2035
		Certificate number:	0071-1209-1405-4609-1304
Property type		Semi-detached bungalow	
Total floor area		75 square metres	



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

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