



Saturn Road, Ipswich, IP1 5PY

Guide Price £170,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

A spacious two bedroom freehold coach house with private entrance and garage, located within the popular Blakenham Park development to the West of Ipswich, convenient to local shops, super stores and the A14. The ground floor accommodation comprises; entrance hall and store room, whilst the first floor accommodation comprises; landing, lounge-kitchen-diner, two bedrooms with en-suite to bedroom one, and a bathroom. The first floor is positioned over three garages, one of which belongs to the property and provides parking, further benefits include double glazing, gas fired central heating, and visitor parking spaces. There is a tenant in situ currently paying £675pcm who's tenancy terminates on the 16th February 2025, the tenant would be open to extending their tenancy if agreeable and it has been discussed that, in the valuer's opinion, the rental value would require an increase.



SHELTERED ENTRANCE

Double glazed private front door to hallway.

HALLWAY

Radiator, stairs rising to first floor, door to store room.

STORE ROOM

6' 9" x 5' 9" approx. (2.06m x 1.75m) Electric meter.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access, radiator, doors to.

LOUNGE-KITCHEN-DINER

18' 8" narrowing to 10' 2" x 16' narrowing to 9' 4" approx. (5.69m x 4.88m) Double glazed window to front, two double glazed windows to rear, two radiators, a range of gloss fronted base and eye level fitted cupboard and drawer units, rolled edge work surfaces, built-in electric oven and grill, inset gas hob with extractor hood over, cupboard concealing wall mounted gas fired boiler, spaces for fridge-freezer and washing machine, television and telephone points.



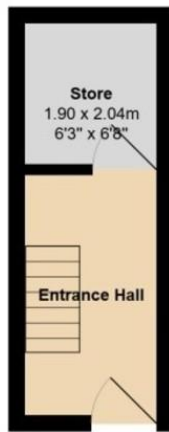
BEDROOM ONE

19' 11" narrowing to 12' x 7' 9" narrowing to 3' 7" approx. (6.07m x 2.36m) Two double glazed windows to front, radiator, television point, door to en-suite.

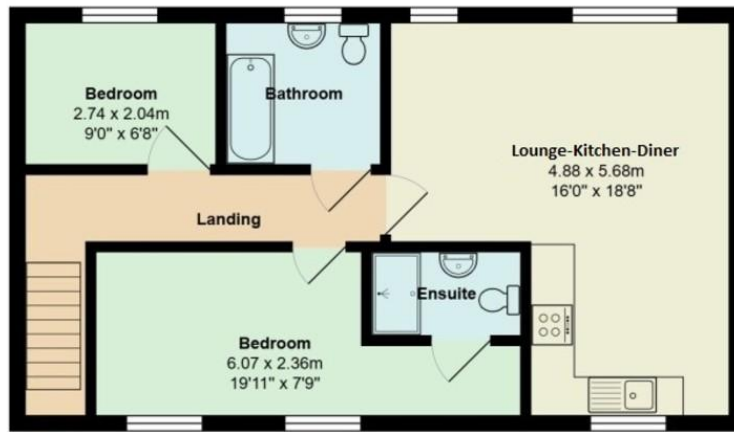
EN-SUITE

Radiator, double shower cubicle with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, shaver socket, extractor fan.





Area: 10.8 m² ... 116 ft²



Area: 57.7 m² ... 621 ft²

Total Area: 68.5 m² ... 737 ft²

All measurements are approximate and for display purposes only



BEDROOM TWO

8' 11" x 6' 9" approx. (2.72m x 2.06m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to rear, radiator, pedestal hand-wash basin with mixer tap, low level WC, panel bath with mixer tap and shower attachment, tiled splash backs, shaver socket, extractor fan.

GARAGE

18' 8" x 8' 2" approx. (5.69m x 2.49m) Up and over entry door, mains power and lighting.

SERVICE CHARGE

For the maintenance of unadopted communal areas there is an annual service charge of approximately £285.24 (2024-2025).

IPSWICH BOROUGH COUNCIL

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

RESTRICTIVE COVENANTS

Not to park any heavy goods vehicle on any part of the property or the development and not to park any light goods vehicle, caravan, boat, trailer or similar type of vehicle on the development or the property except within a garage or otherwise out of sight of the other properties on the development.

Full details of restrictive covenants are available by request prior to viewing.

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Primary & Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a North Westerly direction along Bramford Road/B1067, turn left onto Sproughton Road, at the roundabout take the third exit onto Europa Way, turn right onto Saturn Road, turn left through the underpass into the car parking area, the property is found ahead and to the right hand-side.

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>

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)		
Saturn Road IPSWICH IP1 5PY	Energy rating	Valid until: 27 October 2034
	C	Certificate number: 2071-3280-9040-8390-8021
Property type	Ground-floor maisonette	
Total floor area	63 square metres	



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

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