



Cromer Road, Ipswich, IP1 5ER

Price £230,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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A well presented three bedroom end of terrace house located to the popular West of Ipswich convenient to local schools and amenities. The property comprises entrance hall, dining room, lounge and kitchen to the ground floor with three bedrooms and bathroom to the first. Outside there is off road parking to the front and a well kept garden to the rear.

ENTRANCE HALL

Composite entrance door, radiator, stairs off and door to:

DINING ROOM

11' 11" x 9' 11" (3.63m x 3.02m) Bay window to front and radiator.

LOUNGE

11' 11" x 10' 3" (3.63m x 3.12m) Window to rear, radiator, TV Point, under stairs storage cupboard, door to kitchen.

KITCHEN

10' max x 6' 9" (3.05m x 2.06m) Base and eye level cupboards with roll top work surfaces, sink drainer, tiled splash back, space for range style cooker, space for fridge/freezer, space for washing machine, wood style floor, boiler, window to side and rear and door to rear garden.

FIRST FLOOR LANDING

Loft access, storage cupboard and radiator.

BEDROOM ONE

13' 2" x 12' into bay (4.01m x 3.66m) Two windows to front aspect, radiator and carpeted.

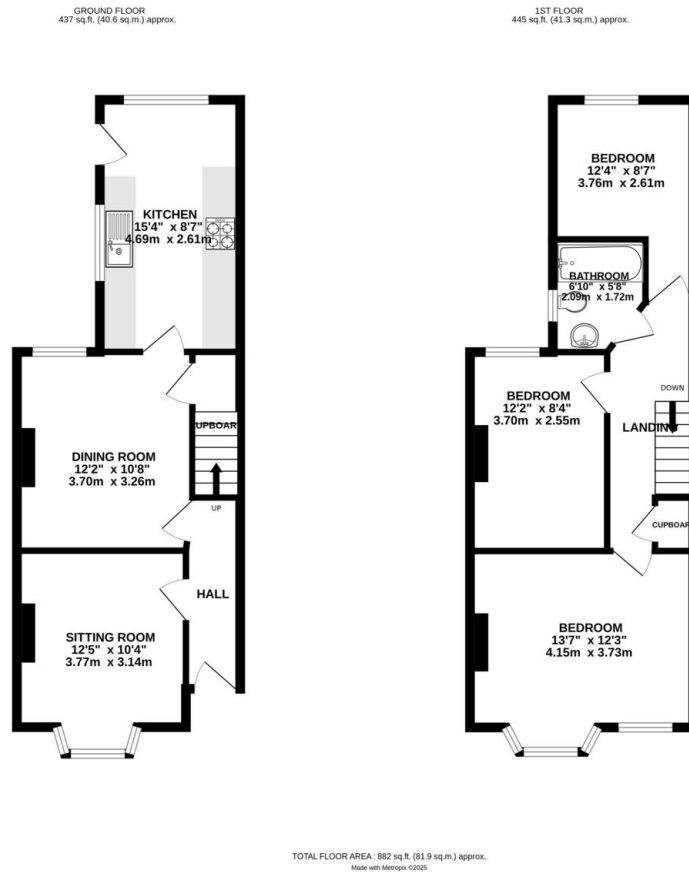
BEDROOM TWO

11' 11" x 7' 11" (3.63m x 2.41m) Window to rear aspect, radiator and carpeted.

BEDROOM THREE

8' 5" x 6' 10" plus door recess (2.57m x 2.08m) Window to rear aspect, radiator and carpeted.





BATHROOM

"P" Shaped panel bath with shower over glass screen, vanity unit with hand wash basin, W.C. walls and floor tiled, heated towel rail and window to side.

OUTSIDE

To the front there is a driveway for off road parking. To the rear there is a patio area, laid to lawn with flower beds, shingle area with shed, gate for access, outside water tap and fence enclosed.

COUNCIL TAX

Ipswich Borough Council - Tax band B - £1,834.42 PA

NEAREST SCHOOLS

Springfield Primary
Westbourne Academy High

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital

Markets, Competition and Consumer Act 2024 (DMCC), 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.

Cromer Road IPSWICH IP1 5ER	Energy rating D	Valid until:	28 April 2035
		Certificate number:	0330-2101-5440-2825-7911



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

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