



Tower Mill Road, Ipswich, IP1 4QG

Price £260,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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A well presented three bedroom town house located to the West of Ipswich close to local shops and bus routes. The property comprises entrance hall, cloakroom, kitchen, living room and conservatory to the ground floor, two bedrooms and bathroom to the first floor and a further bedroom with walk in wardrobe and en suite to the second floor. To the outside there is a garden laid to lawn with patio area and access to garage. The property also benefits from allocated parking, gas central heating and UPVC double glazing.

ENTRANCE HALL

Front entrance door, tiled flooring, radiator, storage cupboard, stairs off and doors to:

CLOAKROOM

Hand wash basin, W.C, tiled floor, extractor fan and radiator.

KITCHEN

11' 11" x 6' 2" (3.63m x 1.88m) Comprising of base level cupboards and draws with worktops and tiled splashback, single sink drainer unit, integrated oven, hob and extractor fan, space for larder fridge/freezer, dishwasher and washing machine, tiled flooring, radiator, breakfast bar and window to front aspect.

LIVING ROOM

15' 3" x 12' 11" (4.65m x 3.94m) Wood burner with oak mantel tiled hearth, wood style flooring, TV point opens to the conservatory, radiator, understairs cupboard and bay window to side aspect.

CONSERVATORY

9' 6" x 8' 10" (2.9m x 2.69m) Blinds to sides, patio doors to the rear garden and tiled flooring.

FIRST FLOOR

Radiator, stairs off and doors to:

BEDROOM TWO

12' 11" x 10' 6" max (3.94m x 3.2m) Window to front aspect, carpeted, radiator.

BEDROOM THREE

12' 11" x 10' 2" max (3.94m x 3.1m) Window to front aspect, carpeted and radiator.





BATHROOM

Panel bath with shower curtain and pole, vanity unit with storage and hand wash basin, W.C, extractor fan, tiled around bath and window to side aspect.

SECOND FLOOR LANDING

Loft hatch, doors to:

BEDROOM ONE

12' 6" max x 12' 11" (3.81m x 3.94m) Small area of restricted head height, window to side and dormer window to front aspect carpeted and radiator. Door to walk in wardrobe with clothes rail.

EN SUITE

Shower Cubicle, WC, vanity unit with storage and hand wash basin, shaver point, wood style flooring and velux window.

OUTSIDE

Front garden with path to front door and flower bed with shrubs and flowers.

Rear garden with patio area, laid to lawn, shed, rear access to garage and fence enclosed.

GARAGE

Up and over door.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Springfield infant and primary school.

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)

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Tower Mill Road IPSWICH IP1 4QG	Energy rating D	Valid until:	9 December 2034
		Certificate number:	4490-5861-0522-5402-3243



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

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