



Dales Road, Ipswich, IP1 4JR

Price £260,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - Your Ipswich Estate Agents are delighted to be offering for sale this 3 bedroom semi-detached house located to the North West of Ipswich Dales development backing onto the Dales nature reserve. The property does require some updating and is arranged over two floors comprising entrance hall, through lounge/dining, kitchen, wood framed conservatory, stairs rising to first floor leading to 3 bedrooms, bathroom and separate cloakroom. Further benefits include double glazing throughout (except wood framed conservatory), detached garage and off road parking.

ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, electric heater, stairs to first floor, storage cupboard under stairs, double glazed window to side aspect, doors to lounge and kitchen.

LOUNGE AREA

13' 10" x 10' 11" (4.22m x 3.33m) Laminate flooring, double glazed window to front aspect, electric heater opening into dining area.

DINING AREA

10' 9" x 10' 4" (3.28m x 3.15m) Laminate flooring, electric heater, double glazed patio doors through to conservatory, door connecting to kitchen.

CONSERVATORY

10' 3" x 8' 3" (3.12m x 2.51m) Single glazed windows, double doors to rear garden, poly carb roof.

KITCHEN

10' 9" max x 9' 10" max (3.28m x 3m) Comprising matching eye level and base units with roll edge work tops, stainless steel sink & drainer with hot & cold mixer tap, plumbing for washing machine and dish washer, space for electric cooker, vinyl floor covering, double glazed window to rear aspect, walk in pantry which is shelved, double glazed door to side aspect.

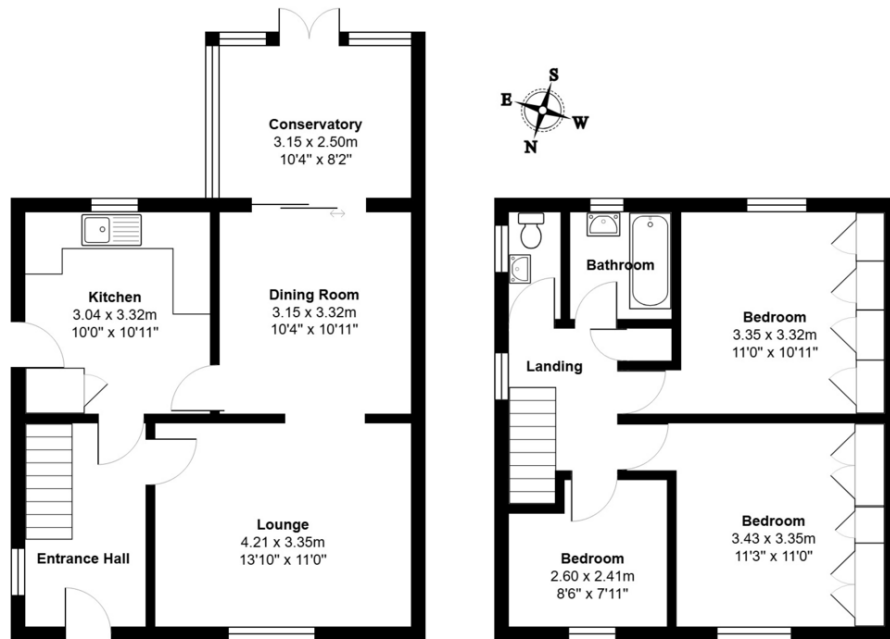
STAIRS

Carpeted stairs & landing, double glazed window to side aspect, built in storage cupboard, loft hatch.

BEDROOM 1

10' 9" x 10' (3.28m x 3.05m) Carpeted flooring, electric heater, double glazed window to rear aspect, 4 door built in wardrobe.





Total Area: 94.3 m² ... 1015 ft²

BEDROOM 2

10' 11" x 9' 6" (3.33m x 2.9m) Carpeted flooring, electric heater, 2 door airing cupboard and 3 door built in wardrobe, double glazed window to front aspect.

BEDROOM 3

8' 6" max x 7' 11" max (2.59m x 2.41m) Carpeted flooring, electric heater, double glazed window to front aspect.

BATHROOM

Comprising wash hand basin, bath with electric shower over, vinyl floor covering, double glazed window to rear aspect, chrome heated towel rail.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to rear aspect, chrome heated towel rail.

COUNCIL

Council Tax Band (C) £2,096.48

NEAREST SCHOOLS

Dale Hall CP school & Westbourne Academy.

SERVICES

We understand all mains services are connected (except for gas) which isn't connected to the property.

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.

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.

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| Dales Road IPSWICH IP1 4JR | Energy rating D | This certificate expired on: 23 May 2023 |
| | | Certificate number: 2278-0093-7225-0087-5910 |

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>



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

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