

Copperfield Road, Ipswich, IP2 0JT

Guide Price £200,000 Freehold

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Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well presented and maintained three bedroom ex local authority end of terrace, located on one side of a crescent to the popular South West of Ipswich, convenient to the A12 and Ipswich to London mainline train station. The accommodation is of decent proportions and briefly comprises; entrance lobby, lounge-diner, fitted kitchen and bathroom on the ground floor, with landing and three bedrooms on the first floor. To the outside there is a wrap around lawn with driveway parking to the front for several vehicles. Further benefits include gas fired central heating via a modern boiler and double glazing. There is a tenant in situ who has been served notice, their tenancy terminates on 18th March 2025. Early viewing is highly recommended.

TRADITIONAL STYLE WOODEN FRONT DOOR TO

LOBBY

Radiator, stairs rising to first floor, door to lounge-diner.

LOUNGE-DINER

13' 11" x 12' 10" max. approx. (4.24m x 3.91m) Double glazed window to front, radiator, shelved alcove, built-in cupboard, opening through to kitchen.

KITCHEN

12' 2" x 7' 11" approx. (3.71m x 2.41m) Two double glazed windows to rear, radiator, a range of base and eye level fitted cupboard and drawer units with granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, electric cooker, spaces for fridge-freezer and washing machine, tiled splash backs, inset ceiling spot lights, door to bathroom, double glazed door to rear opening to garden.

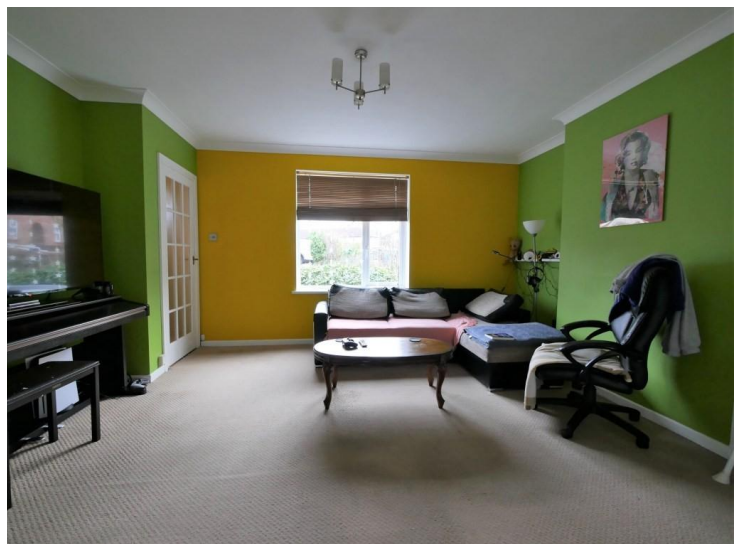
BATHROOM

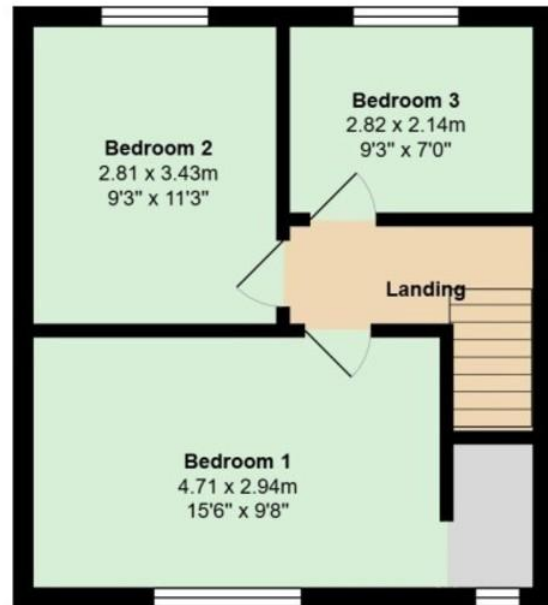
Obscure double glazed window to side, radiator, panel enamel bath with thermostatic shower over, wall mounted hand-wash basin with mixer tap, extractor fan, tiled splash backs, slate effect tiled floor, open doorway to WC with obscure double glazed window to side, low level WC, cupboard concealing modern wall mounted gas fired boiler, slate effect tiled floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access to part boarded loft space, doors to.





BEDROOM ONE

15' 6" x 9' 8" approx. (4.72m x 2.95m) Double glazed window to front, radiator, built-in walk-in cupboard with double glazed window to front, stripped and exposed wooden floor boards, picture rail.

BEDROOM TWO

9' 3" x 11' 3" approx. (2.82m x 3.43m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

9' 3" x 7' approx. (2.82m x 2.13m) Double glazed window to rear, radiator.

OUTSIDE

Established wrap around garden mainly laid to mature lawn with concrete drive providing ample off road parking for several vehicles, patio, tap, and lighting.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024 - 2025).

NEAREST SCHOOLS (.GOV ONLINE)

Ranelagh Primary and Chantry Academy Secondary.

DIRECTIONS

Leaving Ipswich town centre, head South-West on Handford Road/A1071 towards Burlington Road, continue onto London Road/A1214, turn right onto Dickens Road, turn left onto Copperfield Road, the property is found on the left-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>

AGENTS 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)		
Copperfield Road IPSWICH IP2 0JT	Energy rating	Valid until: 8 January 2036
	C	Certificate number: 2319-0192-1101-5987-4759
Property type	End-terrace house	
Total floor area	73 square metres	



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

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