

Glamorgan Road, Ipswich, IP2 8QW

Guide Price £250,000 to £265,000 Freehold



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Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - An exceptional, three double bedroom extended over-passage attached family home of deceptively impressive proportions, presented to an excellent standard throughout, favourably located on the popular Maidenhall development to the South-West of Ipswich, desirably backing onto Bourne Park from a South Westerly direction and enjoying a fabulous, panoramic tree lined outlook. The accommodation, which has recently undergone extensive remodelling and improvement throughout, briefly comprises; sheltered entrance, spacious entrance hall, striking fully fitted quality Wren kitchen, and contemporary sitting and dining room on the ground floor, with landing, three double bedrooms and bathroom on the first floor. The frontage provides an ample hard stand area, which subject to gaining the correct planning permissions, could allow for off-road parking, whilst to the rear there is a larger, established sun-trap garden mainly laid to mature lawn and generous entertainment patio. Further benefits include; modern gas central heating system, new floorings and fresh décor, to the rear there is a useful brick store/workshop, former WC which could be re-instated, and timber framed attached side garage with mains power. Convenient to the town centre, waterfront and Ipswich to London mainline train station, early viewing is highly advised to fully appreciate this outstanding home.

SHELTERED ENTRANCE

Double glazed composite front door to.

SPACIOUS ENTRANCE HALL

Obscured double glazed window to front, radiator, tiled floor, walk-in cupboard housing electric and gas meters, low level storage cupboard, doors to.

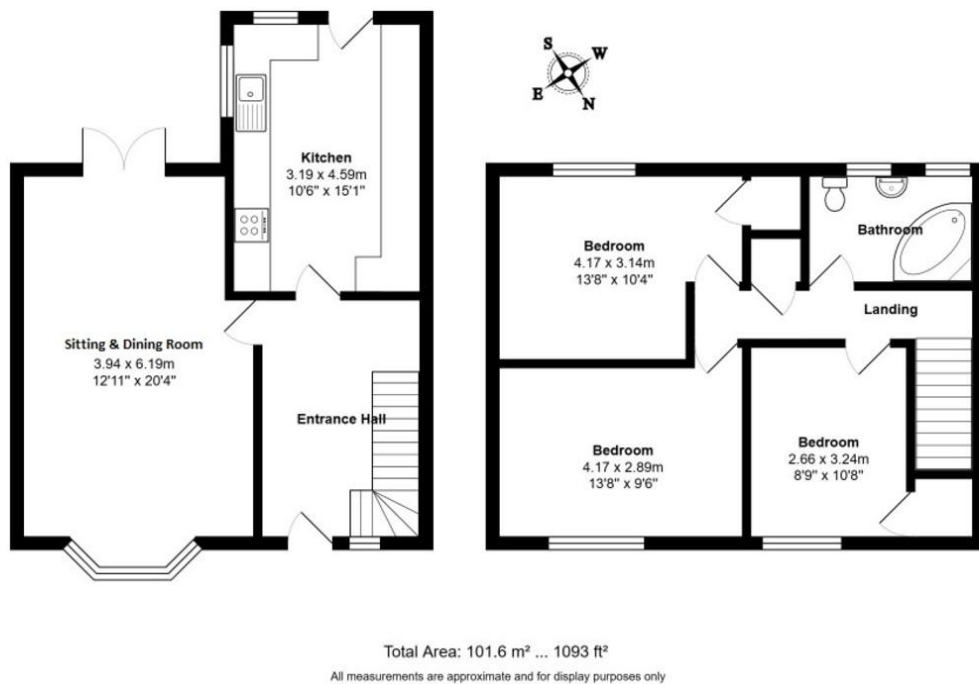
NEWLY INSTALLED WREN FITTED KITCHEN

10' 6" x 15' 1" approx. (3.2m x 4.6m) A striking, extensive range of quality base and eye level fitted cupboard and drawer units providing comprehensive storage, matching larder cupboard and recycling cupboards, marble effect work surfaces and matching uprights, inset composite sink drainer unit with mixer tap, built-in double oven and grill, inset induction hob with stainless steel extractor chimney over, integrated fridge-freezer, dish-washer and washing machine, under counter space for tumble dryer, loft access to extension loft space, wood effect luxury vinyl tile flooring, inset LED ceiling lights, rear door and step down to connected outbuildings.

SITTING & DINING ROOM

12' 11" x 20' 4" approx. (3.94m x 6.2m) Double glazed bay window to front, two radiators, television and broadband points, four back lit wall niches, diagonally laid quality wood effect laminate flooring, double glazed French doors, with full height side casements, opening to rear garden.





STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, loft access, doors to.

BEDROOM ONE

13' 8" x 9' 6" approx. (4.17m x 2.9m) Double glazed window to front, radiator.

BEDROOM TWO

13' 8" max. x 10' 4" max. approx. (4.17m x 3.15m) Double glazed window to rear, radiator, built-in cupboard housing modern wall mounted gas fired boiler.

BEDROOM THREE

8' 9" x 10' 8" approx. (2.67m x 3.25m) Double glazed window to rear, radiator, built-in cupboard.

BATHROOM

Two obscured double glazed windows to rear, chrome heated towel rail, corner panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, low level WC, fully tiled walls, slate tile effect flooring.

OUTSIDE

The frontage provides an ample hard stand area, which subject to gaining the correct planning permissions, could allow for off-road parking, whilst to the rear there is a larger, established South Westerly facing sun-trap garden mainly laid to mature lawn and generous entertainment patio which backs onto Bourne Park and enjoys panoramic tree-lined views. Connected to the rear there is a useful brick store/workshop, former WC which could be re-instated, and timber framed attached side garage with mains power.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Halifax primary and Stoke High or Ormiston Endeavour Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head south-east on Grey Friars Rd/A1022, at the roundabout, take the 2nd exit onto Bridge St, at the roundabout, take the 1st exit onto Bridge St/A137, slight right onto Burrell Rd/Stoke St/B1075, turn left onto Stoke St, continue onto Belstead Rd, turn left onto Luther Rd, turn right onto Belstead Ave, turn left onto Maidenhall Approach, continue onto Maidenhall Grn, continue onto Prince of Wales Dr, turn left onto Montgomery Rd, turn right onto Glamorgan Rd, the destination will be on the right.

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.

Energy performance certificate (EPC)				
Glamorgan Road IPSWICH IP2 8QW		Energy rating C	Valid until:	28 March 2035
			Certificate number:	1816-2175-5002-0027-9502
Property type		Mid-terrace house		
Total floor area		116 square metres		



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

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