



Daimler Road, Ipswich, IP1 5PQ

Price £210,000 Freehold

**ipswich &  
suffolk** estate  
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# Daimler Road, Ipswich, IP1 5PQ

**CHAIN FREE** - Ideal for either first time buyers or as an investment, this end terraced property is located to the North West of Ipswich within walking distance to local shops, schools and bus services plus easy access to the A14 trunk road. The property comprises enclosed porch with storage cupboard, lounge dining room, kitchen, conservatory, stairs to first floor leading to 2 double bedrooms and modernised wet room. Further benefits include double glazed windows throughout, gas central heating, 2 allocated off road parking spaces accessible via foot path behind the property and front & rear gardens. Early Inspection is recommended.



## ENCLOSED PORCH

Door into porch with double glazed door into lounge/dining, storage cupboard.

## LOUNGE/ DINING

17' 5" x 12' 1" (5.31m x 3.68m) Carpeted flooring, double glazed window to front aspect, stairs to first floor, radiator, storage cupboard under stairs, glazed door through to kitchen.



## KITCHEN

12' 1" x 9' 3" (3.68m x 2.82m) Matching wall & base units with roll edge work top, electric cooker (to remain), stainless steel sink with drainer mixer tap, plumbing for washing machine, double glazed window to rear aspect, radiator, door through to conservatory.

## CONSERVATORY

8' 3" x 7' 2" (2.51m x 2.18m) Tiled flooring, electric heater, double doors to rear garden.

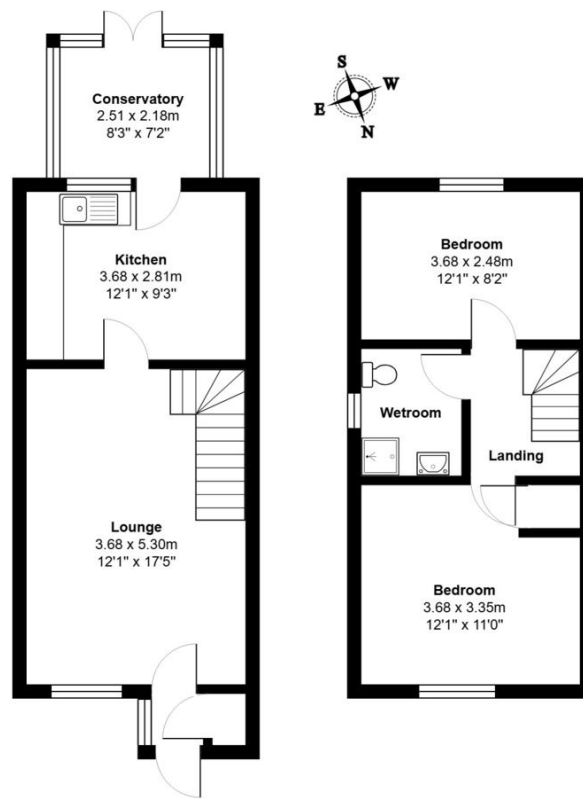
## STAIRS

Carpeted stairs & landing, loft hatch, doors to bedrooms and wet room.

## BEDROOM 1

12' 1" x 11' (3.68m x 3.35m) Carpeted flooring, double glazed window to front aspect, radiator.





Total Area: 68.5 m<sup>2</sup> ... 738 ft<sup>2</sup>

## BEDROOM 2

12' 1" x 8' 2" (3.68m x 2.49m) Carpeted flooring, double glazed window to rear aspect, radiator.

## WET ROOM

6' 10" x 5' 6" (2.08m x 1.68m) Comprising low level WC, wash hand basin, electric shower non slip flooring, double glazed window to side aspect, extractor fan, electric wall heater, floor to ceiling tiled walls.

## OUTSIDE

Lawned frontage with pathway leading to front door, easy care rear garden which is block paved, garden shed, rear garden is fully enclosed by fencing and brick wall, gate to rear with pathway leading to allocated parking spaces.

## COUNCIL TAX

Council Tax band (B) £1,834.42

## SERVICES

We understand all mains services are connected.

## NEAREST SCHOOLS

Whitehouse CP infant an junior school, Westbourne Academy.

## 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.

### BROADBAND & MOBILE PHONE COVERAGE

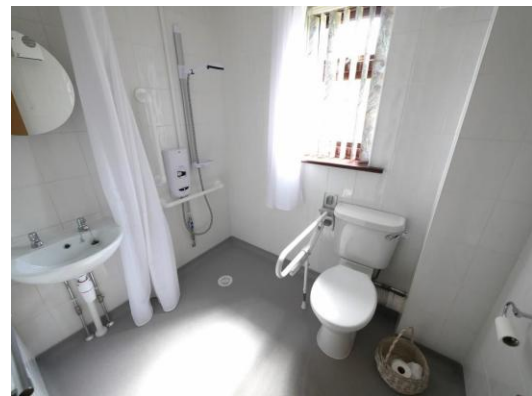
Broadband- To check the broadband coverage available in the area go to

<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>

Daimler Road IPSWICH IP1 5PQ	Energy rating <b>C</b>	Valid until: 2 June 2035 Certificate number: 2140-4406-6050-1100-7905
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**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)

