



Ribbons Park Road, Ipswich, IP3 8XL

Shared Ownership Price £150,000 (50% of Leasehold)



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Ribbans Park Road, Ipswich, IP3 8XL

## SUMMARY

A beautifully presented and deceptively spacious three double bedroom shared ownership modern family home in the favourite East of Ipswich on the highly sort Ribbans Park development, convenient to Britannia and Copleston Schools. Built by Bovis Homes in approximately 2021, this generously proportioned contemporary home comprises; entrance hall, fully fitted kitchen with integrated appliances, comfortable and stylish sitting and dining room, and cloakroom on the ground floor with landing, three double bedrooms and family bathroom on the first floor. To the outside there is allocated parking for two vehicles with visitor parking adjacent, whilst to the rear there is an attractive, westerly facing garden mainly laid to established lawn with patio and shed, all enjoying a pleasant open outlook. Early viewing to fully appreciate this excellent opportunity to own 50% of this desirable home is highly recommended.



## COMPOSITE FRONT DOOR TO

### ENTRANCE HALL

Radiator, inset mat-well, built-in cupboard, under-stairs cupboard with BT Openreach point, stairs with traditional style spindle railed banister rising to first floor, doors to.

### KITCHEN

9' 6" x 12' 1" approx. (2.9m x 3.68m) Double glazed window to front, radiator, a comprehensive range of wood effect base and eye level fitted cupboard and drawer units, matching larder cupboard and cupboard concealing modern wall mounted gas fired boiler, slate effect work surfaces with matching uprights, stainless steel sink drainer unit with mixer tap, built-in electric oven and grill with inset gas hob and extractor over, integrated fridge-freezer, washing machine and dish-washer, wood effect flooring.



### SITTING AND DINING ROOM

16' 5" x 12' 9" approx. (5m x 3.89m) Double glazed window to rear, two radiators, television, telephone and Sky points, double glazed door to rear opening out to garden.

### CLOAKROOM

Obscure double glazed window to side, radiator, low level WC, pedestal hand-wash basin, tiled splash backs, slate tile effect flooring, extractor fan.

### STAIRS RISING TO FIRST FLOOR

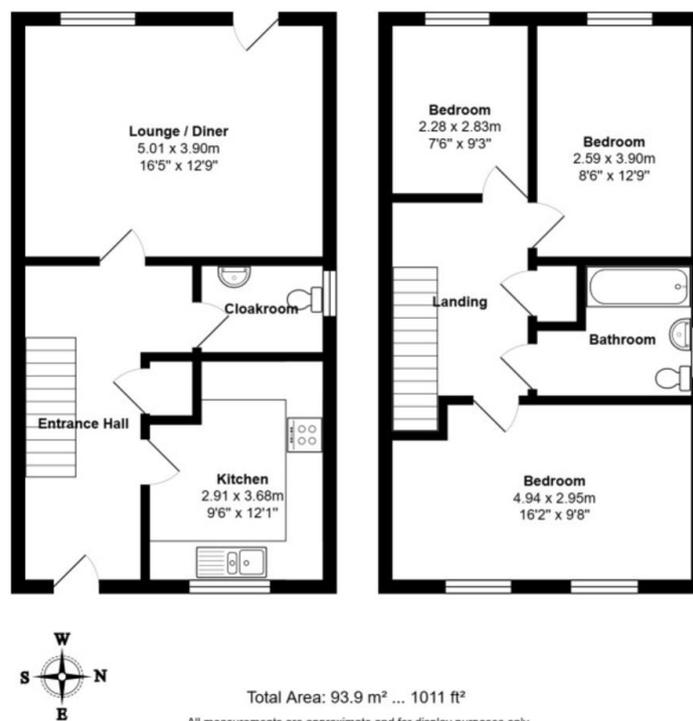
### LANDING

Built-in cupboard, loft access, doors to.

### BEDROOM ONE

16' 2" x 9' 8" approx. (4.93m x 2.95m) Two double glazed windows to front, radiator.





### BEDROOM TWO

8' 6" x 12' 9" approx. (2.59m x 3.89m) Double glazed window to rear, radiator.

### BEDROOM THREE

7' 6" x 9' 3" approx. (2.29m x 2.82m) Double glazed window to rear, radiator.

### FAMILY BATHROOM

Obscure double glazed window to side, chrome heated towel rail, panel bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, low level WC, shaver socket, tiled splash backs, slate tile effect flooring, extractor fan.

### OUTSIDE

A brick paved driveway frontage provides to allocated parking spaces with further visitor parking adjacent, there is a stocked border flower bed and gated side pedestrian access to the rear garden. The attractive westerly facing wrap around rear garden is predominantly laid to mature lawn with a paved entertainment patio and wooden shed to remain. Enjoying a pleasant open outlook and enclosed by fencing to boundaries, there is a corner flower, outside tap and light.

### IPSWICH BOUROUGH COUNCIL

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

### FLAGSHIP SHARED OWNERSHIP & LEASE NOTES (AS OF JUNE 2025)

Please read the accompanying documentation regarding Shared Ownership Key Information, Procedure Guidance, Mortgage Advice, and Applicant Approval prior to booking an appointment to view. Hard copies are available on request.

We are selling 50% of the leasehold, the remaining 50% is rented from the landlord which is currently at a cost of £413.81 PCM. The new owner will be able to purchase up to 100% of the leasehold (known as staircasing).

The current lease remaining is 119 years.

The current Service Charge including Buildings Insurance is £55.45 PCM.

### NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston secondary.

### DIRECTIONS

Leaving Ipswich town centre, head East on Crown St/A1156 towards William St, continue to follow A1156, turn right onto Argyle St/A1156, turn left onto St. Helen's St/B1075, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, turn right, turn right, follow the road, the destination is 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](http://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)

RIBBANS PARK ROAD IPSWICH IP3 8XL		Energy rating <b>B</b>	Valid until: 28 October 2030
		Certificate number: 6500-4330-5009-1531-9222	
Property type	Semi-detached house		
Total floor area	94 square metres		



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

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