

Hyperion Court, Ipswich, IP1 5AJ

O.I.E.O £200,000 Freehold

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

# Hyperion Court, Ipswich, IP1 5AJ

We are pleased to be offering for sale this modern 2 bedroom mid terraced property located on the Western outskirts of Ipswich close to Morrisons and Aldi stores with easy access to A14/A12 trunk roads. The property is arranged over two floors comprising entrance hall, fitted kitchen, lounge/dining room, G/F cloakroom, stairs to first floor leading to 2 double bedrooms and bathroom. Further benefits include double glazing throughout, gas central heating, rear enclosed garden and garage en-block which goes with the property with no costs involved and 982 years on the lease remaining. **EARLY INSPECTION RECOMMENDED.**

## ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor, doors to cloakroom, lounge/dining and kitchen.

## LOUNGE/ DINING

15' 9" x 12' 9" (4.8m x 3.89m) Laminate flooring, radiator, storage cupboard under stairs, double glazed patio doors to rear garden.

## KITCHEN

9' 11" x 5' 7" (3.02m x 1.7m) Modern fitted kitchen comprising matching eye level and base units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, 4 ring gas hob with extractor over, electric wall oven, space for fridge/freezer, tiled flooring, double glazed window to front aspect.

## STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

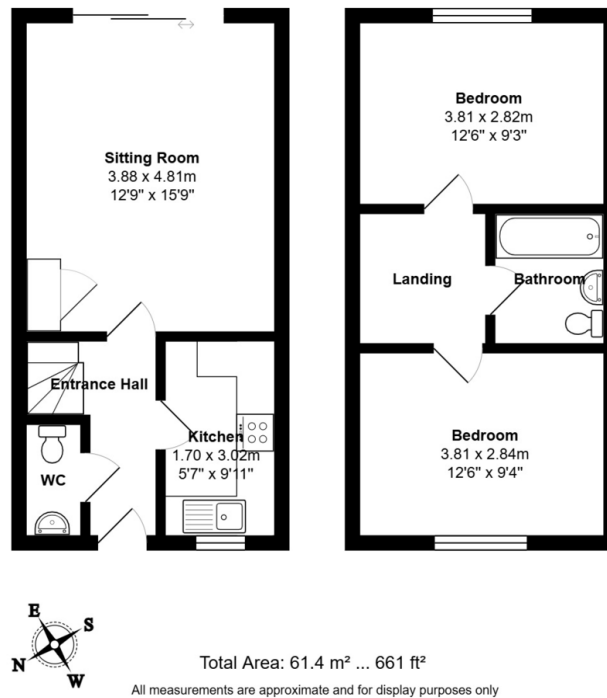
12' 6" x 9' 4" (3.81m x 2.84m) Carpeted flooring, radiator, ceiling fan, double glazed window to rear aspect.

## BEDROOM 2

12' 6" x 9' 3" (3.81m x 2.82m) Carpeted flooring, radiator, double glazed window to front aspect.







## BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, radiator, vinyl floor covering.

## OUTSIDE

Slate area to front, rear garden is laid to lawn, paved area at the bottom of the garden, rear pedestrian access, gardens are all enclosed by fencing.

## GARAGE

Garage is located through the archway opposite the property, turn left and the garage is marked No 11 with up and over roller door.

The garage belongs with the property on a lease of 982 years remaining with NO COSTS INVOLVED WITH THE LEASE.

## COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,834.42

## NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

## SERVICES

We understand all mains services are connected.

## 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>

Hyperion Court IPSWICH IP1 5AJ	Energy rating <b>C</b>	Valid until:	19 August 2035
		Certificate number:	4102-9375-7002-1898-0702



**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)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.