



Dover Road, Ipswich, IP3 8JQ

O.I.E.O £150,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Dover Road, Ipswich, IP3 8JQ

HOME OPEN 1PM - 2PM WEDNESDAY AUGUST 27TH & FRIDAY

29TH AUGUST 12 NOON - 1PM

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom end of terraced property located in the Copleston school catchment close to local shops and bus service. The home does require updating and is suitable either investment or FTB. Arranged over two floors the property comprises 2 reception rooms, kitchen, G/F cloakroom, shower room and first floor leading to 3 bedrooms. The property benefits from double glazed windows and gas central heating, front and good size rear gardens. **BOOK TO MAKE YOUR APPOINTMENT TODAY.**

ENTRANCE

Into sitting room.

SITTING ROOM

Vinyl floor covering, double glazed window to front aspect, radiator, glazed door through to under stairs storage and further door to dining room.

DINING ROOM

Vinyl floor covering, double glazed window to rear aspect, radiator, door to staircase and door to kitchen.

KITCHEN

Eye level wall units & matching base units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, vinyl floor covering, double glazed window to side aspect, doorway to rear lobby.

REAR LOBBY

Storage for fridge/freezer, radiator, double glazed door to side aspect, doors to cloak room and shower room.

CLOAKROOM

Low level WC, double glazed window to rear aspect.

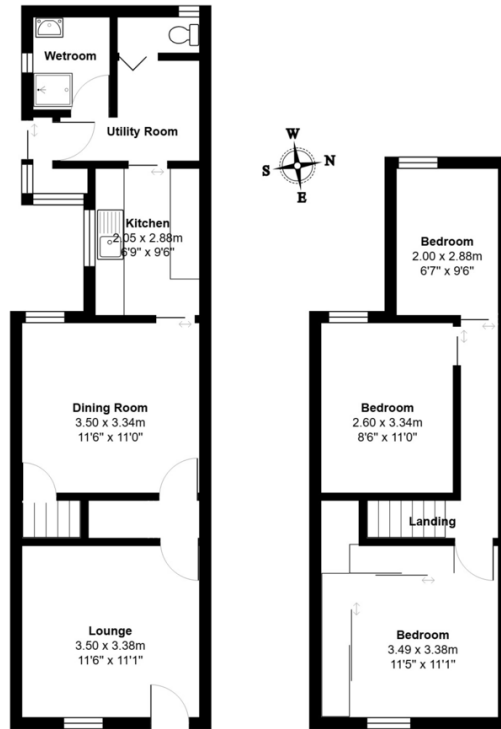
SHOWER ROOM

Electric shower, tiled flooring, wash hand basin, chrome heated towel rail, double glazed window to side aspect, wall unit housing Worcester gas boiler.

STAIRS

From dining room leading to landing loft hatch, radiator, doors to bedrooms.





Total Area: 77.0 m² ... 829 ft²

BEDROOM 1

Carpeted flooring, radiator, double glazed window to front aspect, built in wardrobes with walk in storage behind built in wardrobe.

BEDROOM 2

Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

Carpeted flooring, radiator, double glazed window to rear aspect.

OUTSIDE

enclosed front garden, side passage leading to side gate into rear garden patio area behind house with crazy paving, good size shed and green house, the rear part of the garden which is mainly laid to lawn, shrubs to lefthand boundary, further sheds at the bottom of the garden.

COUNCIL TAX

Ipswich Borough Council
Council tax band (A) £1,572.36

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Britannia primary school and Copleston high school.

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.

Dover Road IPSWICH IP3 8JQ	Energy rating D	Valid until:	17 August 2035
		Certificate number:	2140-4908-7050-6104-8995

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>



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

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