



ipswich & suffolk



Hawthorn Drive, Ipswich, IP2 0RU

Price £220,000 Freehold

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

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NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom end terraced property located to the South-West of Ipswich with easy access to Suffolk One, A12/A14 trunk roads, local schools shops and bus service which runs past the property. Arranged over two floors the property comprises entrance hall, lounge, dining, kitchen, timber framed conservatory covered area, 3 bedrooms and bathroom, predominantly double glazed (except for the conservatory area), electric storage heating, detached garage with shared driveway, gardens front & rear, suitable for FTB.

ENTRANCE HALL

Part glazed door into entry, carpeted flooring, stairs to first floor, electric storage heater, obscured double glazed windows to front aspect, door into lounge.

LOUNGE

13' 5" x 11' 1" (4.09m x 3.38m) Carpeted flooring, double glazed window to front aspect, coal effect gas fire, storage cupboard under stairs, opening through to dining room.

DINING ROOM

9' 2" x 8' 6" (2.79m x 2.59m) carpeted flooring, electric storage heater, double glazed patio doors into conservatory, door to kitchen.

KITCHEN

9' 3" x 6' 11" (2.82m x 2.11m) Matching wall & base units with roll edge work tops, stainless steel sink & drainer, electric cooker and fridge/freezer to remain, double glazed window & double glazed door in to conservatory, vinyl floor tiled floor.

CONSERVATORY AREA

13' 1" x 7' 11" (3.99m x 2.41m) The room tapers, measurements are maximum, plumbing for washing machine, 2 doors to rear aspect, windows and doors are single glazed.

STAIRS

Carpeted stairs & landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and shower room.

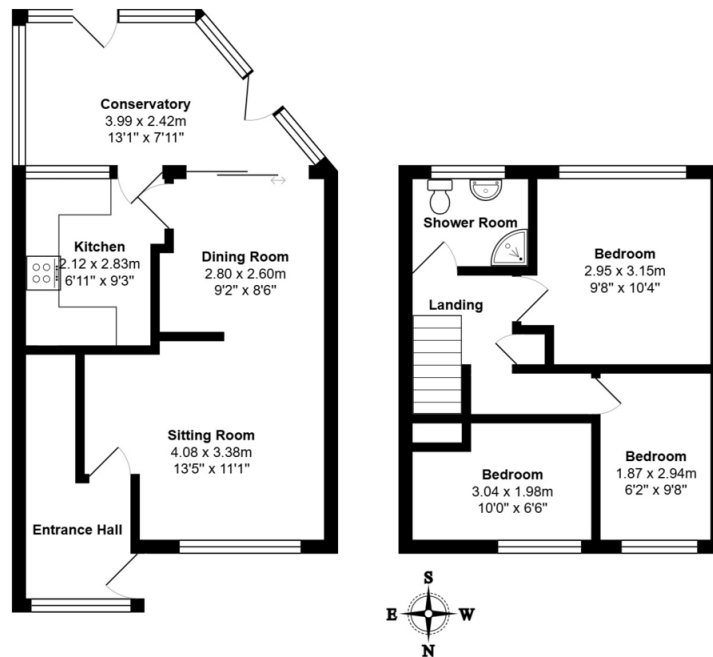
BEDROOM 1

10' 4" x 9' 8" (3.15m x 2.95m) Carpeted flooring, electric storage heater, double glazed window to rear aspect.

BEDROOM 2

9' 8" x 6' 2" (2.95m x 1.88m) Carpeted flooring, double glazed window to front aspect.





Total Area: 74.8 m² ... 805 ft²

All measurements are approximate and for display purposes only

BEDROOM 3

9' 8" x 6' 2" (2.95m x 1.88m) Carpet squares, double glazed window to front aspect, electric storage heater.

SHOWER ROOM

6' 4" max x 4' 10" max (1.93m x 1.47m) Comprising low level WC, wash hand basin, corner shower cubicle with electric shower, floor to ceiling tiled walls, tiled flooring, double glazed window to rear aspect.

GARAGE

15' 8" x 10' (4.78m x 3.05m) Up & Over roller door power & lighting connected, side pedestrian door.

OUTSIDE

Dwarf wall to front, lawn with flower borders, shared driveway leading to garage, gate into rear garden paved patio area, lawn area with pathway to rear garden timber shed, gardens are all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL TAX

Ipswich Borough Council
Council tax band (B) £1,834.42

NEAREST SCHOOLS

Sprites Primary Academy, Chantry 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.

Hawthorn Drive IPSWICH IP2 0RU	Energy rating E	Valid until:	28 August 2035
		Certificate number:	0313-4185-5002-0028-9906

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>



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