



Worsley Close, Ipswich, IP2 9PT

Guide Price £289,995 Freehold

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NO ONWARD CHAIN. A four bedroom semi-detached house on a generous corner plot situated to the popular South West side of Ipswich, convenient to local schools, amenities and train station. The property comprises entrance hall, lounge and kitchen diner to the ground floor with four bedrooms and bathroom to the first. There are front and rear gardens with workshop, off road parking and a garage.

ENTRANCE HALL

Front entrance door, radiator, stairs off, doors to:

LOUNGE

20' 11" x 10' 9" (6.38m x 3.28m) Windows to rear aspect, double doors to rear patio area, gas fire with brick surround, storage cupboard, radiator and door to kitchen and hall.

KITCHEN DINER

Base and eye level cupboards and drawers with roll top work surfaces and splashback, sink drainer, high level integrated oven with hob on worktop, space for fridge/freezer and plumbing for washing machine, boiler, understairs cupboard, electric radiator, built in dining table and bench seating, tile effect flooring in kitchen area and carpet in dining area, windows to front aspect and door to side.

FIRST FLOOR LANDING

Loft hatch and doors to:

BEDROOM ONE

11' 7" x 10' 10" (3.53m x 3.3m) Window to rear aspect, storage cupboard and radiator.

BEDROOM TWO

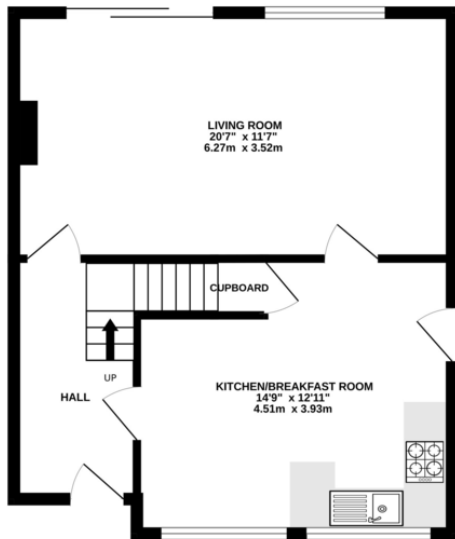
11' 7" x 9' 9" (3.53m x 2.97m) Window to front aspect, storage cupboard and radiator.

BEDROOM THREE

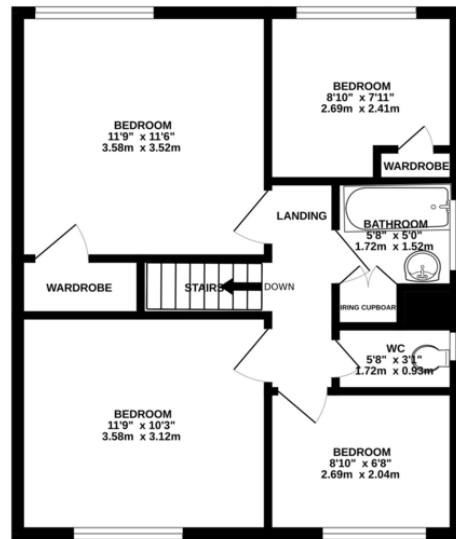
9' x 9' 9" (2.74m x 2.97m) Window to rear aspect, built in wardrobe and radiator.



GROUND FLOOR



1ST FLOOR



Made with Metropix ©2025

BEDROOM FOUR

9' x 6' 4" (2.74m x 1.93m) Window to front aspect and radiator.

BATHROOM

Panel bath with shower over with rail and curtain, pedestal hand wash basin, cupboard housing hot water tank, window to side aspect, separate W.C with window to side aspect.

OUTSIDE

To the front there is a paved driveway leading to garage, path leading to front door with canopy cover, lawn area and mature shrubs and borders.

To the rear there is a patio areas, mostly laid to lawn with mature shrubs and borders, outside tap, security lighting, hard standing with greenhouse, fence enclosed with access via gate and courtesy door to garage.

GARAGE

15' 1" x 10' 2" (4.6m x 3.1m) Electric Up and over door, power and lighting and courtesy door to garage.

WORKSHOP

9' 11" x 5' 1" (3.02m x 1.55m) On the back of the garage, power and lighting.

COUNCIL TAX

Ipswich Borough Council - Band C - £2,096.48

NEAREST SCHOOLS (.GOV ONLINE)

Gusford Primary School

Chantry Academy High

BROADBAND AND 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

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.

Worsley Close IPSWICH IP2 9PT	Energy rating D	Valid until: 22 April 2035
		Certificate number: 2726-3049-9204-7895-5200



**VIEWING STRICTLY BY APPOINTMENT
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