



Tinabrook Close, Ipswich, IP2 9JG

Price £240,000 Freehold

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

Tinabrook Close, Ipswich, IP2 9JG

NO ONWARD CHAIN - We are delighted to be offering for sale this 2 bedroom semi-detached bungalow located to the South-West of Ipswich, within a short walk to local shops, bus service and schools plus Belstead brook and playing field. The bungalow comprises enclosed porch, entrance hall, lounge, kitchen/breakfast room, conservatory, shower room and 2 double bedrooms. Further benefits include double glazed windows throughout, gas central heating, long driveway providing off road parking, detached garage, established front & rear gardens and summer house. CALL TODAY TO BOOK AN APPOINTMENT.

ENTRANCE PORCH

Double glazed door, tiled floor, door into entrance hall.

ENTRANCE HALL

Carpet tiled floor, radiator with cover, loft hatch, airing cupboard with Viessman gas boiler, radiator, doors to bedrooms, lounge and kitchen.

LOUNGE

16' 6" x 10' 11" (5.03m x 3.33m) Carpeted flooring, radiator, brick built fireplace, double glazed window to rear aspect overlooking rear garden, matching wall & ceiling lights.

KITCHEN

9' 5" x 8' 9" (2.87m x 2.67m) Matching wall & base units with roll edge work tops, gas cooker to remain, washing machine to remain, space for fridge/freezer, stainless steel sink & drainer with hot & cold taps, radiator, vinyl floor covering, double glazed window to rear aspect serve hatch to lounge, double glazed door into conservatory.

CONSERVATORY

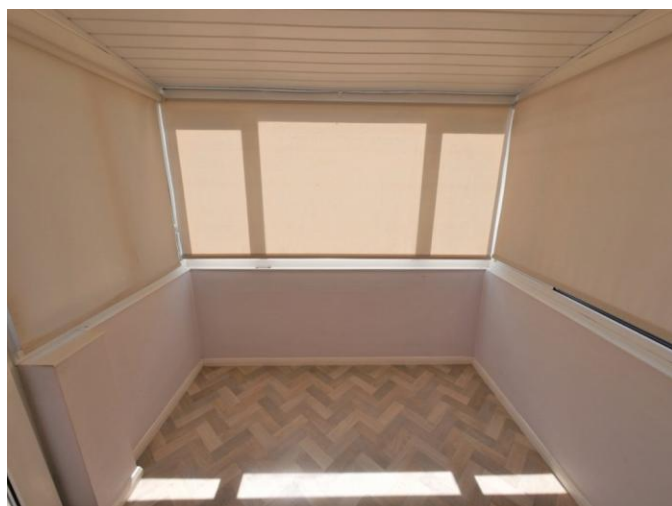
7' 7" x 6' 9" (2.31m x 2.06m) Vinyl floor covering, double glazed door to rear aspect into garden.

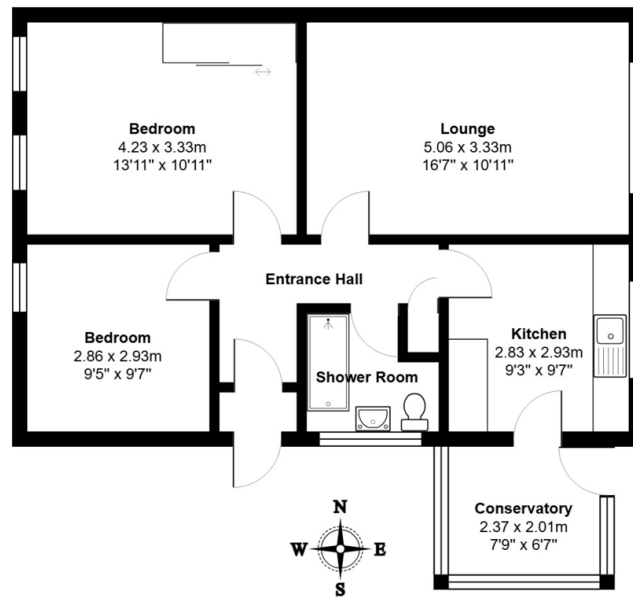
BEDROOM 1

13' 7" max x 10' 11" max (4.14m x 3.33m) Carpeted flooring, radiator, 2 double glazed windows to front aspect, 3 door built in wardrobe.

BEDROOM 2

9' 3" x 8' 8" (2.82m x 2.64m) Carpet tile flooring, radiator double glazed window to front aspect.





Total Area: 66.0 m² ... 710 ft²

SHOWER ROOM

Comprising low level WC, wash hand basin and walk in shower cubicle with electric shower, vinyl floor covering, extractor fan double glazed window to side aspect, chrome heated towel rail.

GARAGE

16' 3" x 9' 1" (4.95m x 2.77m) Up & Over roller door, power & lighting connected.

OUTSIDE

Front garden is mainly laid to lawn with flower & shrub bed, long driveway providing plenty of off road parking, detached garage, gate into rear garden step down to lawn area, flower & shrub borders, summer house, all enclosed by hedging and fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

NEAREST SCHOOLS

Gusford primary school & 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.

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>

Tinabrook Close IPSWICH IP2 9JG	Energy rating	Valid until: 10 September 2035
	D	Certificate number: 4920-9117-0013-9005-1563



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: 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.