



Jackson Place, Barham, Ipswich, IP6 0PQ

Price £450,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Jackson Place, Barham, Ipswich, IP6 0PQ

A well presented 3 bedroom link detached bungalow to the North of Ipswich. The property is situated in the sought after village of Barham. Convenient to local schools, amenities and easy access to the A12 & A14. The property benefits from 3 bedrooms, 20ft conservatory, ensuite to master bedroom, off road parking and garage.

ENTRANCE HALL

UPVC door, parquet flooring, loft access, cupboard housing hot water tank and shelving, storage cupboard, doors to bedrooms, kitchen and lounge.

KITCHEN DINER

14' 3" x 10' 10" (4.34m x 3.3m) Base and eye level cupboards and drawers, quartz effect worktops with upturn and tiled splash back, 1 ½ sink drainer, integrated larder fridge/freezer installed 2024, integrated Bosch double oven installed 2024, gas hob and extractor hood, integrated dishwasher, space for washing machine, tiled floor, insert spotlights, UPVC windows to front aspect and door to side.

LOUNGE

15' 6" x 10' 7" (4.72m x 3.23m) Gas fire installed 2024, with stone surround and hearth, T.V point, coving and carpeted. Double doors to the conservatory.

CONSERVATORY

20' 7" x 8' 1" (6.27m x 2.46m) Windows on 2 sides with double doors to rear garden, 2 x radiators, tiled effect flooring and opaque roof.

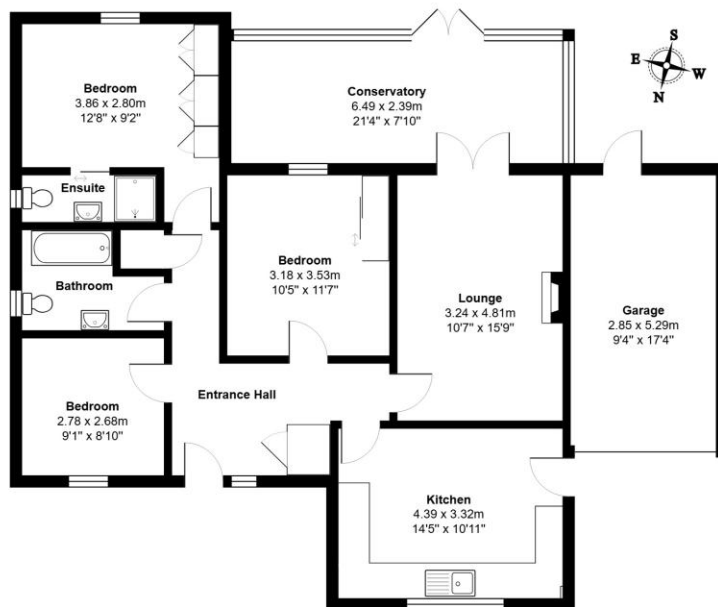
BEDROOM ONE

12' 9" x 9' 6" (3.89m x 2.9m) (plus door recess) UPVC double glazed window to rear aspect, built in wardrobes, sliding door to ensuite, carpeted.

EN SUITE

Shower cubicle with door, pedestal hand wash basin, W.C, fully tiled walls and floor and window to side aspect.





Total Area: 117.9 m² ... 1269 ft²

BEDROOM TWO

10' 4" x 11' 5" (3.15m x 3.48m) UPVC double glazed window to rear aspect, built in wardrobes, coving and carpeted.

BEDROOM THREE

9' 2" x 8' 9" (2.79m x 2.67m) UPVC double glazed window to front aspect, coving and carpeted.

BATHROOM

"P" Shaped panel bath with shower over, pedestal hand wash basin, W.C. fully tiled walls and floor, heated towel rail and window to side aspect.

OUTSIDE

Front Garden is block paved and has parking and driveway to garage.

Rear Garden has a patio area, lawn and mature shrubs, further patio area and hard standing for a shed, outside tap and lighting and gate to side access.

GARAGE

16' 7" x 9' 2" (5.05m x 2.79m) Up/Over garage door, electric and lighting and storage in the roof.

COUNCIL TAX

Mid Suffolk District Council - Band D - £2,211.07

NEAREST SCHOOLS (.GOV ONLINE)

Claydon Primary School

Claydon High School

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>

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.

Jackson Place Barham IPSWICH IP6 0PQ	Energy rating C	Valid until:	5 October 2035
		Certificate number:	2061-7810-9050-7293-6101



**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

