



Bull Road, Ipswich, IP3 8GP

Price £175,000 Freehold

**ipswich &  
suffolk** estate  
agents

Part of the Your Ipswich Group

# Bull Road, Ipswich, IP3 8GP

NO ONWARD CHAIN - Your Ipswich are pleased to be offering for sale this 2 bedroom coach house located to the East of Ipswich in the Copleston school catchment, within easy access to local shops and bus service. The property is ideally suited to either FTB or investment. Door on the ground floor with stairs up to the first floor to lounge and dining rooms, fitted kitchen, two double bedrooms, master with ensuite shower room and family bathroom, the property is double glazed and gas centrally heated. Further benefits include garage and bike store. The property is being sold as freehold and not leasehold.

## ENTRY

Brush matting, radiator, carpeted stairs leading to first floor landing.



## LANDING

Carpeted flooring, double glazed window to rear aspect, radiator, loft hatch, doors to bedrooms bathroom and lounge.

## LOUNGE

13' 4" max x 10' 9" (4.06m x 3.28m) Laminate flooring, radiator, double glazed window to front aspect, opening through to dining area.



## DINING

9' 2" x 8' 5" (2.79m x 2.57m) Laminate flooring, double glazed window to front aspect, radiator, opening through to kitchen.

## KITCHEN

9' x 9' (2.74m x 2.74m) Comprises matching wall & base units with roll edge work tops, stainless steel sink and drainer with swan neck mixer tap, 4 ring gas hob with extractor over, electric oven, washing machine and fridge freezer to remain, concealed wall mounted Baxi boiler, double glazed window to rear aspect.

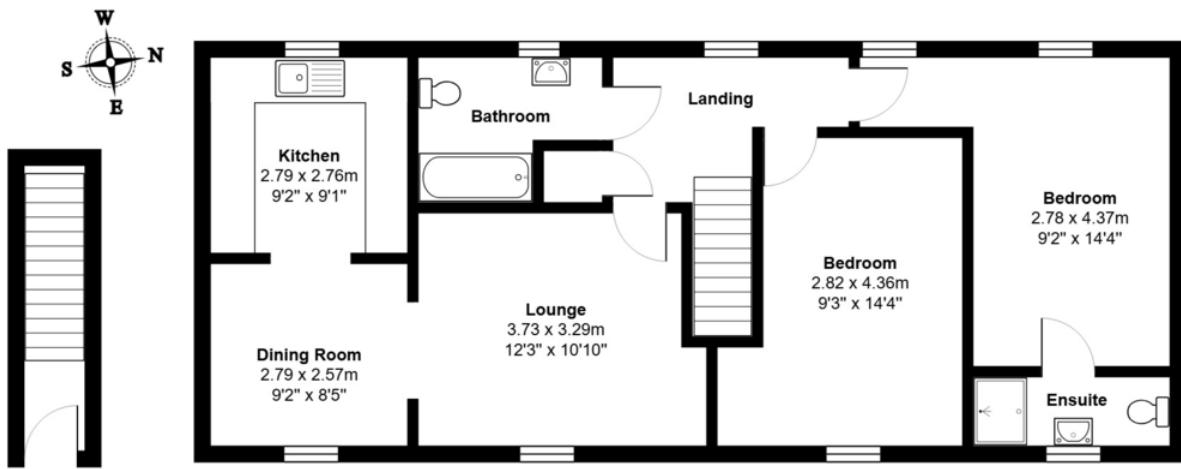


## BEDROOM 1

14' 3" x 9' 3" (4.34m x 2.82m) Carpeted flooring, 2 double glazed windows to rear aspect, radiator, door into en-suite.

## EN-SUITE SHOWER ROOM

Comprises low level WC, wash hand basin and shower cubicle, radiator, vinyl floor covering, double glazed window to front aspect.



## BEDROOM 2

14' 2" x 11' 3" narrowing to 9' 3" (4.32m x 3.43m) Carpeted flooring, radiator, double glazed window to front aspect.

## BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with shower mixer tap, radiator, double glazed window to rear aspect, extractor fan vinyl floor covering.

## GAUGE

17' 11" x 8' 9" (5.46m x 2.67m) Up & over roller door, power & lighting connected.

## OUTSIDE

Picket fencing with shingled frontage, archway through to garage and bike storage with measures 10'.10" x 2'.10" reduced ceiling height, fuse box, lighting connected.

## FREEHOLD

The coach house is being sold with the freehold which includes all 3 garages and bike store. The two other garages are on long term leases to the neighbouring properties.

## SEVICES

We understand all mains services are connected.

## COUNCIL

Ipswich Borough Council

Council Tax Band (B) £1,834.42

## NEAREST SCHOOLS

Britannia primary school & 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.

#### 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>

Bull Road IPSWICH IP3 8GP	Energy rating <b>C</b>	Valid until: <b>29 October 2033</b>
		Certificate number: <b>9300-2410-4300-2777-5121</b>



**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](mailto:sales@your-ipswich.co.uk)