



Stevenson Road, Ipswich, IP1 2EY

Price £280,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Stevenson Road, Ipswich, IP1 2EY

A 3 bedroom detached house. The property is situated close to the town centre and convenient to local schools and amenities. The property benefits from, 2 reception rooms, UPVC windows, shower room and bathroom, cellar and off road parking.

ENTRANCE HALL

Front entrance door, tiled flooring, radiator, doors to cellar, lounge, diner and kitchen.

LOUNGE

13' x 12' 1" (3.96m x 3.68m) Window to front aspect, TV point, open fireplace, wood style flooring and radiator.

DINING ROOM

13' x 12' (3.96m x 3.66m) Window to front aspect, TV point, open fireplace, wood style flooring and radiator.

KITCHEN

10' 6" x 8' 5" (3.2m x 2.57m) Base and eye level cupboards and drawers with work surfaces and tiled splashback, integrated oven, hob and hood, space for Fridge/Freezer, plumbing and space for dishwasher, and washing machine, tile effect flooring and window to side aspect, Inner Lobby with cupboard housing boiler, back door and door to shower room.

SHOWER ROOM

Walk in shower with rainfall shower and mobile head, glass screen, pedestal hand wash basin, W.C. half wall tiled, heated towel rail, tile effect flooring and window to rear aspect.

CELLAR

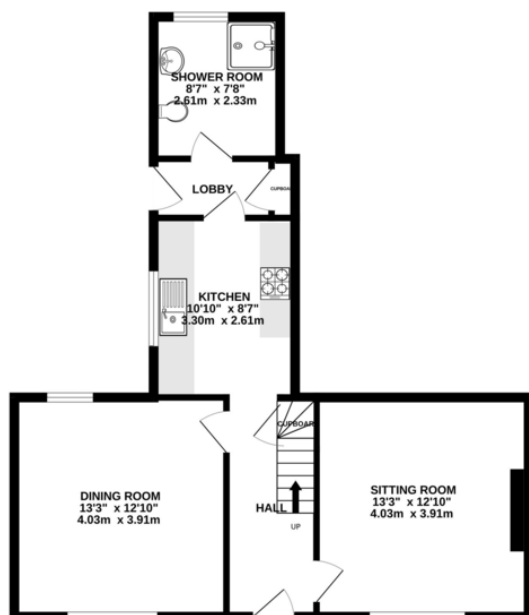
12' 10" x 11' 10" (restricted head height) (3.91m x 3.61m) Stairs down to lobby area with storage and meters, door to cellar with radiator, window to side and wood style flooring.

FIRST FLOOR LANDING

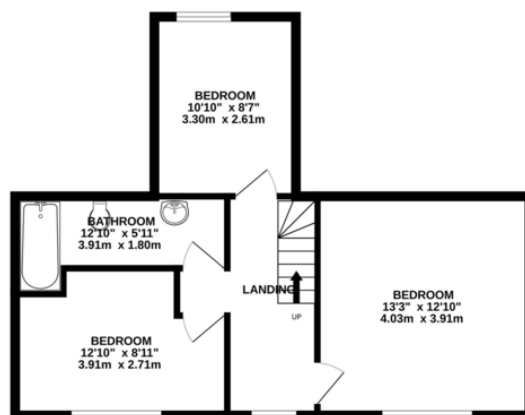
Large window to front aspect and loft access.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.2 sq.m.) approx.
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BEDROOM 1

12' 11" x 12' 1" (3.94m x 3.68m) Window to front aspect, wood style flooring and radiator.

BEDROOM 2

12' (max) x 8' 11" (max) (3.66m x 2.72m) Window to front aspect, wood style flooring and radiator.

BEDROOM 3

9' 8" x 8' 6" (2.95m x 2.59m) Window to rear aspect and radiator.

BATHROOM

"P" shaped panel bath with shower over, hand wash basin, W.C. half wall tiled, wood effect flooring extractor, heated towel rail and mirror light.

OUTSIDE

Front Garden is mainly shingle for off road parking. Rear Garden – courtyard style garden with slabbed patio, potted plants, and shed at the bottom of the garden, outside water tap, fence enclosed with side access.

COUNCIL TAX

Ipswich Borough Council - Band C - £2,096.48

NEAREST SCHOOLS (.GOV ONLINE)

St Matthews Primary School
Westbourne Academy High

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.

Stevenson Road IPSWICH IP1 2EY	Energy rating	Valid until:	7 April 2035
	D	Certificate number:	0078-3048-0204-6195-8204



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

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