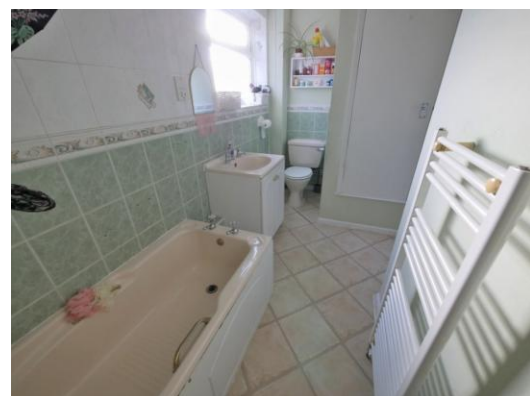




Thornhill Road, Claydon, Ipswich, IP6 0DZ

Price £270,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this three bedroom semi-detached property located in an elevated position in the desired village of Claydon within easy access to local schools, shops, bus service and access to A14. The property is arranged over two floors comprising entrance hall, lounge, dining/bedroom 3, kitchen/breakfast, stairs to first floor leading to 2 double bedrooms and family bathroom, further benefits include gas central heating, double glazed windows throughout, off road parking, carport and single garage, front & rear gardens. EARLY INSPECTION RECOMMENDED.

ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, stairs to first floor, doors to lounge, dining/bedroom3 and kitchen/breakfast.

LOUNGE

16' 1" x 11' 11" (4.9m x 3.63m) Carpeted flooring, radiator, double glazed window to front aspect, feature brick fireplace with coal effect gas fire (not tested)

DINING/ BEDROOM 3

10' 11" x 6' 11" (3.33m x 2.11m) Carpeted flooring, double glazed window to rear aspect, radiator.

KITCHEN/ BREAKFAST ROOM

14' 4" x 8' 8" (4.37m x 2.64m) Matching eye level and base units with roll edge worktops, inset sink & drainer with swan neck mixer tap, plumbing for washing machine, 4 ring gas hob with extractor over, electric oven, space for fridge/freezer, storage cupboard under stairs, double glazed window and door to rear aspect.

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

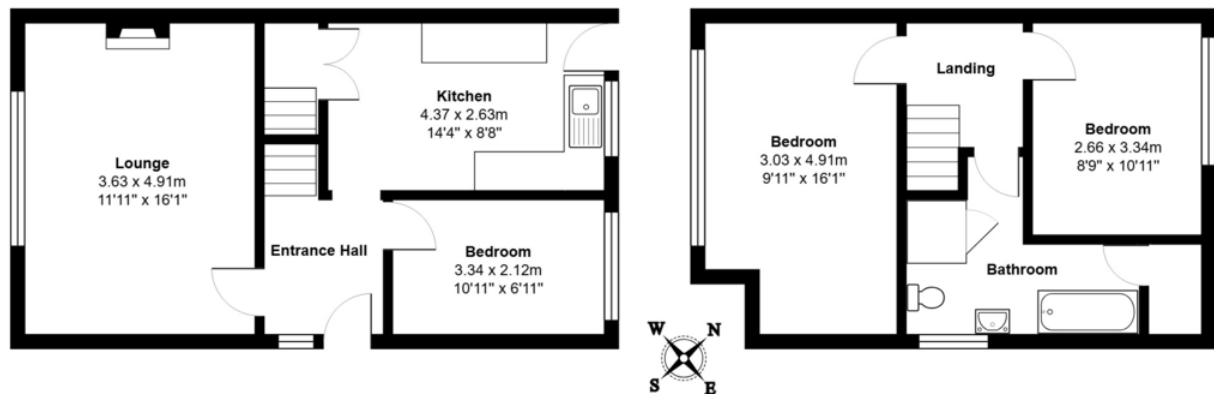
BEDROOM 1

16' 1" max x 9' 11" max (4.9m x 3.02m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 2

10' 11" x 8' 9" (3.33m x 2.67m) Carpeted flooring, radiator, double glazed window to rear aspect.





Total Area: 82.7 m² ... 890 ft²

BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with mixer shower attachment, vinyl floor covering, airing cupboard housing hot water cylinder, ever storage cupboard, double glazed window to side aspect, heated towel rail.

GARAGE

18' 7" x 9' 6" (5.66m x 2.9m) Up & over roller door, power & lighting connected, side door and window to rear aspect.

OUTSIDE

Front garden is laid to lawn with borders, driveway for off road parking, covered carport, single garage, gate to rear garden which is mainly laid to lawn with flower borders, all enclosed by fencing.

COUNCIL

Mid Suffolk Council

Council Tax Band (C) £1,919.82

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Claydon primary & Claydon 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>

Thornhill Road Claydon IPSWICH IP6 0DZ	Energy rating D	Valid until: 20 November 2035
		Certificate number: 9294-1209-8505-8009-1104



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

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