



Witney Close, Ipswich, IP3 9QF

Price £210,000 Leasehold

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

Witney Close, Ipswich, IP3 9QF

Ipswich & Suffolk Estate Agents are delighted to be offering for sale this end terraced property located in a quite close just off the Ravenswood development. The property was purpose built in 2006 forming part of the former airfield on a private development with secure vehicle entry. It has been fully refurbished by the current owner and is arranged over two floors comprising spacious entrance hall, modern fitted kitchen/dining room, lounge, G/F cloakroom, stairs to first floor leading to 2 double bedrooms both with en-suite shower rooms. Further benefits include double glazed windows throughout, gas central heating, allocated parking and private garden. IDEALLY SUITED TO FTB.

STORM PORCH

Solid wood door and glass block wall providing natural light into entrance hall.

ENTRANCE HALL

Carpeted flooring, vertical radiator, stairs to first floor, storage cupboard under stairs, doors kitchen/dining, lounge and G/F cloakroom.

KITCHEN/DINER

19' 5" x 7' 5" (5.92m x 2.26m) Modern fitted Grey glossy eye level and matching base units with worktops, integrated slim line dish washer, washing machine and fridge/freezer, 4 ring induction hob with modern extractor over, electric oven with built in microwave, stainless steel inset sink & drainer with mixer tap, concealed Baxi combination boiler, Porthole double glazed window to front aspect, Karndean flooring, radiator in dining area.

LOUNGE

14' 9" x 9' 5" (4.5m x 2.87m) Carpeted flooring, radiator, double glazed doors and side panels to rear aspect.

CLOAKROOM

Low level WC, ceramic wash hand basin, double glazed window to side aspect, radiator, tile effect flooring.

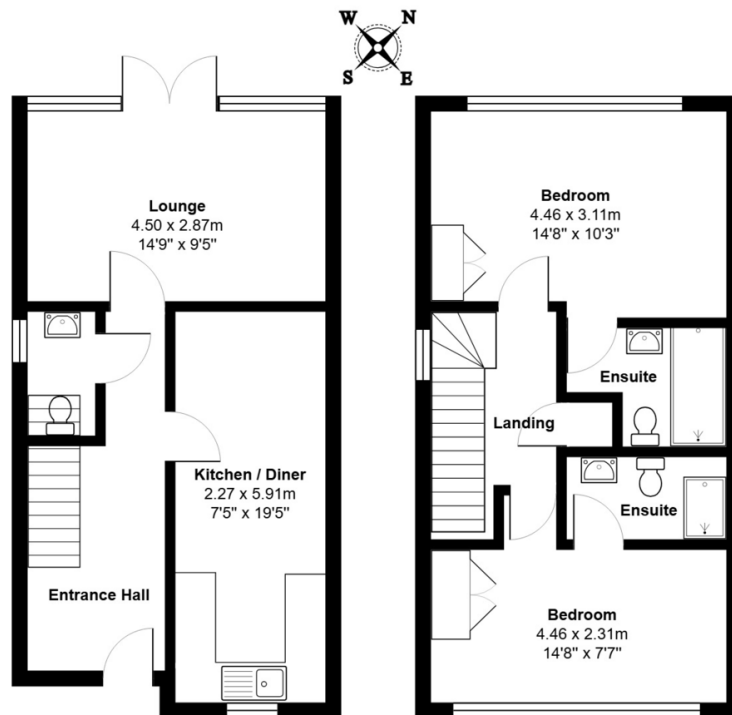
STAIRS

Carpeted stairs and landing, double glazed window to side aspect, linen cupboard, doors to bedrooms.

BEDROOM 1

14' 8" max x 10' 3" max (4.47m x 3.12m) Carpeted flooring, radiator, double glazed window to rear aspect, 2 door built in wardrobe, door into en-suite.





Total Area: 79.0 m² ... 851 ft²

EN-SUITE

Comprising low level WC, wash hand basin with storage under, walk in shower cubicle, floor to ceiling tiled walls, tiled flooring, chrome heated towel rail, extractor fan.

BEDROOM 2

14' 8" max x 7' 7" max (4.47m x 2.31m) Carpeted flooring, radiator, double glazed window to front aspect, 2 door built in wardrobe, door to en-suite.

EN-SUITE

Low level WC, wash hand basin with storage under, shower cubicle, half tiled walls, tiled flooring, extractor fan.

OUTSIDE

Rear garden patio area, remainder of the garden is laid to pebbles with circular rotatory linen line area, garden shed to the side of the property, variety of bushes and shrub borders.

PARKING

Security barrier providing secure parking with allocated parking space in front of the property.

COUNCIL

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

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Ravenswood CP school & Ipswich Academy.

LEASE DETAILS

Lease commencement 1st January 2006 length of lease 125 years.

Shared service charge £1,982.16 for year 2024/2025 paid quarterly in advance.

Ground rent £200.00 PA

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>

Witley Close IPSWICH IP3 9GF	Energy rating C	Valid until: 24 November 2035
		Certificate number: 7021-2398-0808-5090-0533



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

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