



42 Tranmere Grove, Ipswich, IP1 6DU

OIEO: £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

42 Tranmere Grove, Ipswich,

Suffolk, IP1 6DU.

NO ONWARD CHAIN - We are delighted to be offering for sale this wonderful extended 2 bedroom detached bungalow located to the North-West of Ipswich, within distance to local shops, bus service and doctors' surgery. The accommodation does require some updating and in brief comprises: storm porch, entrance hall, 2 bedrooms, lounge/snug, kitchen/dining room, bathroom and cloakroom. Outside there is off road parking, detached single garage, front lawn and good size rear garden. Further benefits include gas central heating and double glazed throughout. EARLY INSPECTION RECOMMENDED.

STORM PORCH

Door into entrance hall.

ENTRANCE HALL

Laminate flooring, radiator, doors to bedrooms, lounge/dining, kitchen/dining, bathroom, cloakroom.

LOUNGE AREA

14' 7" x 11' 6" (4.44m x 3.51m)

Laminate flooring, double glazed window to side aspect, fireplace with marble heath, electric coal effect fire, radiator, opening into dining area.

SNUG AREA

11' 6" x 7' 6" (3.51m x 2.29m)

Laminate flooring, double glazed French doors with side panels to rear aspect.

KITCHEN AREA

11' 10" x 7' 6" (3.61m x 2.29m)

Matching wall and base units with roll edge worktops, stainless steel sink and drainer, plumbing for washing machine, space for cooker, tiled flooring, radiator, double glazed window to side and rear aspect, double glazed door to rear aspect.

DINING AREA

11' 10" x 7' 7" (3.61m x 2.31m)

BEDROOM 1

13' x 10' 11" (3.96m x 3.33m)

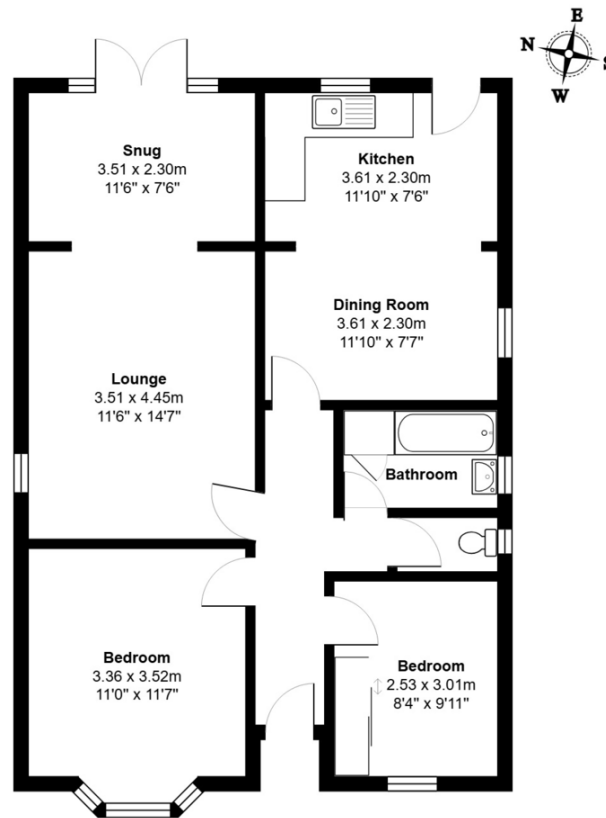
Laminate flooring, radiator, double glazed window to front aspect.

BEDROOM 2

9' 11" x 8' 6" (3.02m x 2.59m)

Laminate flooring, radiator, double glazed window to front aspect.





Total Area: 76.5 m² ... 824 ft²

BATHROOM

Comprises wash hand basin and bath with mixer shower attachment, floor to ceiling tiled walls, double glazed window to side aspect, tiled flooring, loft hatch radiator, airing cupboard housing gas combination boiler.

CLOAKROOM

Low level WC, floor to ceiling tiled walls, tiled flooring, double glazed window to side aspect.

GARAGE

20' x 8' 3" (6.1m x 2.51m)

Detached concrete sectional garage with up and over roller door, power & lighting connected, side door.

OUTSIDE

Dwarf brick wall to front, lawn, off road parking on driveway which leads to gate and fencing, detached garage, rear garden is mainly laid to lawn, patio area, 2 green houses flower and shrub borders, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,096.48

NEAREST SCHOOLS

St Pancras Catholic Primary School, Westbourne Academy.

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>

Energy performance certificate (EPC)

42 Trannere Grove IPSWICH IP1 6DU	Energy rating C	Valid until: 29 November 2035
		Certificate number: 6819-5115-7002-0029-9796
Property type		Detached bungalow
Total floor area		77 square metres



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

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