



7 Eustace Road, Ipswich, IP1 5BT

Guide Price £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

7 Eustace Road, Ipswich, Suffolk, IP1 5BT.

Your Ipswich & Suffolk are delighted to be offering for sale this 3 bedroom semi-detached house located to the West of Ipswich within walking distance to local schools & bus service with easy access to A14/A12 trunk roads. The property is arranged over two floors comprising entrance hall, lounge with coal effect gas fire, open plan kitchen/dining with integrated fridge/freezer, stairs to first floor leading to 3 bedrooms and family bathroom, further benefits include double glazed windows throughout and gas centrally heated hard standing off road parking to front with established rear garden.

ENTRANCE HALL

Double glazed door into entrance hall, vinyl floor covering, radiator, stairs to first floor, storage cupboard under stairs housing wall mounted Valliant gas boiler, double glazed window to side access.



LOUNGE

13' 2" x 11' 9" (4.01m x 3.58m)
Vinyl floor covering, double glazed window to front aspect, radiator, fireplace with coal effect gas fire.



KITCHEN/DINING

17'6" x 11'10" (5.33m x 3.61m)
Open plan kitchen/dining room, vinyl flooring, radiator, double glazed patio door to rear aspect, matching eye level and base units with roll edge work tops, integrated fridge/freezer, 4 ring gas hob with extractor over, electric oven, sink & drainer with mixer tap, plumbing for washing machine, double glazed window to rear aspect.

STAIRS

Carpeted stairs and landing, double glazed window at top of stairs, loft hatch with drop down loft ladder, electric light partly boarded, doors to bedrooms and bathroom.



BEDROOM 1

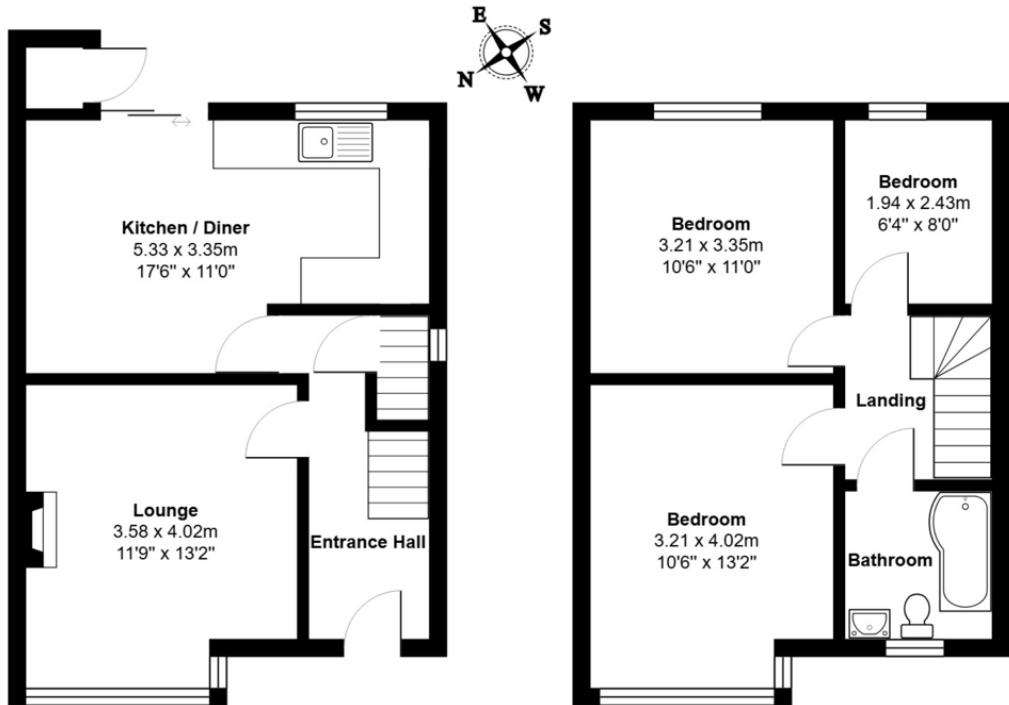
13' 2" x 10' 6" (4.01m x 3.2m)
Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 2

11' x 10' 6" (3.35m x 3.2m)
Carpeted flooring, double glazed window to rear aspect, radiator, airing cupboard housing hot water cylinder.

BEDROOM 3

8' x 6' 4" (2.44m x 1.93m)
Carpeted flooring, double glazed window to rear aspect, radiator.



Total Area: 77.1 m² ... 830 ft²

BATHROOM

Comprises low level WC, wash hand basin with storage under, bath with shower over (off the mains) vinyl floor covering, double glazed window to front aspect, chrome heated towel rail, floor to ceiling tiled walls.

OUTSIDE

Brick wall to front, red stone front garden with bush centrally planted, hard standing area for off road parking, gate to side leading to rear garden which is mainly laid to lawn with flower & shrub borders, covered patio area, gardens all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council. Council tax band £1,834.42p.

NEAREST SCHOOLS

Springfield infant & junior schools, 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)

7 Eustace Road IPSWICH IP1 5BT	Energy rating D	Valid until: 17 December 2035
		Certificate number: 2140-7202-9050-8195-8991
Property type	Semi-detached house	
Total floor area	76 square metres	



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

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