

Grebe Close, Ipswich, IP2 9NH

Price £115,000 Leasehold

ipswich &
suffolk estate agents
Part of the Your Ipswich Group

Grebe Close, Ipswich, IP2 9NH

NO ONWARD CHAIN - An ideal opportunity for the DIY enthusiast, first time buyer or investor to purchase this ex-local authority first floor apartment located to the South-West of Ipswich within walking distance to local schools, shops and bus service. The property comprises entrance hall, spacious sitting room, 1 double bedroom, kitchen and bathroom. The property is double glazed and gas centrally heated with outside storage cupboard. **CALL TODAY TO BOOK YOUR APPOINTMENT.**

ENTRANCE HALL

Double glazed door into entrance hall vinyl tiled flooring, double glazed window to side aspect, storage cupboard at the bottom of the stairs which can be accessed by outside cupboard, stairs to landing with storage cupboard and doors to sitting room, kitchen and bathroom, loft hatch.

SITTING ROOM

13' 10" x 11' 8" (4.22m x 3.56m) Vinyl floor tiles, double glazed window to front aspect, radiator tiled fireplace with gas fire (not tested) door to bedroom.

BEDROOM

12' 8" x 10' 2" (3.86m x 3.1m) Vinyl floor tiles, double glazed window to front aspect, radiator.

KITCHEN

9' 2" max x 7' 6" max (2.79m x 2.29m) Comprising wall and base units with roll edge work tops, stainless steel sink with hot & cold taps, double glazed window to rear aspect, cupboard space, pantry with wall mounted Worcester gas boiler.

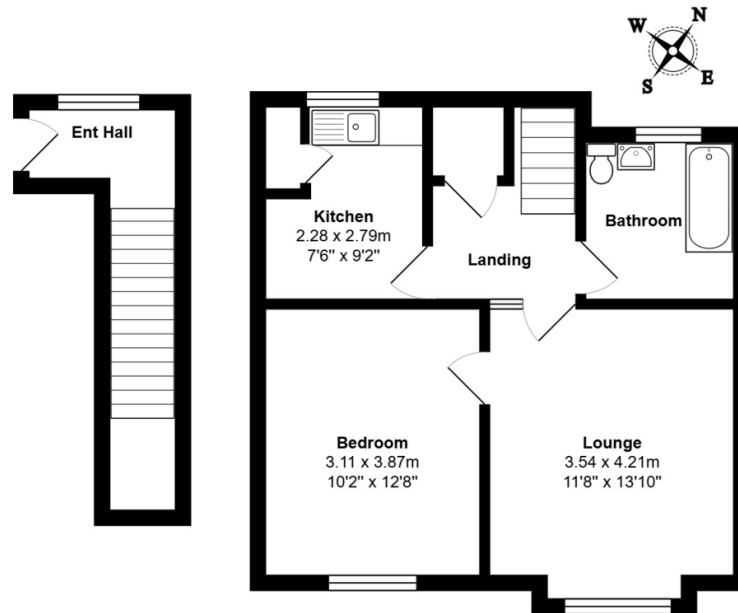
BATHROOM

7' 5" max x 6' 3" max (2.26m x 1.91m) Comprising high level flushing WC, was hand basin and bath, double glazed window to rear aspect, radiator, Dimplex wall heater.

LEASE DETAILS

85 Years remaining.
Service Charge £364.73 P.A.
Ground rent £10.00 P.A.





Total Area: 52.5 m² ... 565 ft²

All measurements are approximate and for display purposes only

OUTSIDE

Communal gardens, outside storage cupboard to front and rear of entrance.

COUNCIL

Ipswich Borough Council
Council Tax Band (A) £1,572.36

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Chantry 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.

Grebe Close IPSWICH IP2 9NH	Energy rating C	Valid until: 28 September 2035
		Certificate number: 2150-9001-3050-0103-1921

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>



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.