



2 Chilton Court, 64 Belstead Avenue, Ipswich, IP2 8NS

Guide Price £249,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are pleased to offer for sale this FOUR BEDROOM THREE STOREY TOWN HOUSE located in the South of Ipswich. The property offers lounge/diner, kitchen, four double bedrooms and family bathroom. There is allocated parking for one vehicle and a fully enclosed courtyard rear garden. The property is within walking distance to the town centre and railway station.

ENTRANCE PORCH

Double glazed entrance door, double glazed window to front, wood style flooring and door to:

ENTRANCE HALL

Wood style flooring, Electric Heater, opening to the kitchen, stairs leading to first floor with door to Cloakroom and Lounge/Diner.

KITCHEN

8' 11" x 7' 11" (2.72m x 2.41m) Kitchen comprises of wall and base level units with cupboards and drawers. Single sink and a quarter drainer unit with mixer tap, roll top worktop with tiled splashback. Space for fridge/freezer and washing machine. Integrated electric cooker and hob with extractor hood over. Tiled flooring and double glazed window to front.

CLOAKROOM

W.C and vanity unit with hand wash basin and wood style flooring.

LOUNGE/ DINER

16' 9" x 10' 7" (5.11m x 3.23m) Double glazed French doors to rear, coving and dado rail, carpeted, phone point and an electric heater.

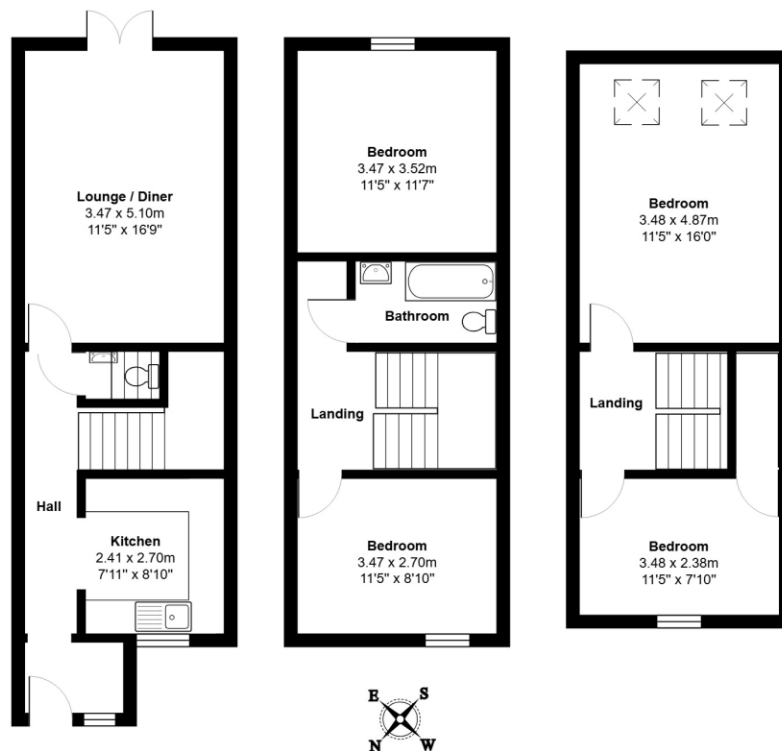
FIRST FLOOR LANDING

Stairs leading to second floor, electric heater on the stairs and doors to:

BEDROOM 2

11' 7" x 10' 8" (3.53m x 3.25m) Window to rear garden, electric heater and phone point.





Total Area: 106.7 m² ... 1148 ft²

BEDROOM 3

11' 4" x 8' 10" (3.45m x 2.69m) Window to front aspect and an electric heater.

FAMILY BATHROOM

White suite comprising of a panel bath with shower over and glass screen, tiled around the bath and toilet, hand wash basin, wood style flooring and extractor.

SECOND FLOOR LANDING

Door to:-

BEDROOM 1

12' 2" x 10' 8" (3.71m x 3.25m) Velux windows to rear aspect and electric heater. Area in the eaves with restricted height.

BEDROOM 4

11' 4" x 7' 10" (3.45m x 2.39m) Window to rear aspect, electric heater, cupboard with hot water tank.

GARDEN

Paved courtyard rear garden, fence enclosed with rear access via gate.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Primary - Hillside Primary School.

Secondary - Stoke High School.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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