



51 Landseer Road, Ipswich, IP3 0DQ

Guide Price: £275,000 Freehold

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

# 51 Landseer Road, Ipswich, Suffolk, IP3 0DQ.

THE PROPERTY IS CURRENTLY USED AS A REGISTERED 4 BEDROOM H.M.O. WITH NO ONWARD CHAIN - We are delighted to be offering for sale this three-bedroom semi-detached family home located to the South-East of Ipswich, within walking distance to Riverside clinic, local shops, schools, bus service and Ipswich waterfront. Arranged over two floors comprising entrance hall, 2 reception rooms, kitchen, stairs to first floor leading to 3 double bedrooms and family bathroom, further benefits include gas central heating, double glazed throughout, gardens front & rear with detached garage with new up & over roller door installed. **EARLY INSPECTION RECOMMENDED.**

## ENTRANCE PORCH

Glazed door into entrance porch, double glazed window to side aspect, radiator, double glazed door into entrance hall.



## ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, storage cupboard under stairs housing wall mounted gas boiler, double glazed window to side aspect, doors to reception rooms and kitchen.

## SITTING ROOM

11' 9" x 11' 2" (3.58m x 3.4m)  
Exposed floorboards, radiator, red brick feature fireplace, dual aspect double glazed windows front & rear aspect.



## DINING ROOM

12' 7" x 9' 10" (3.84m x 3m)  
Exposed floorboards, radiator, double glazed window to front aspect.

## KITCHEN

12' 7" x 9' 5" (3.84m x 2.87m)  
Matching eye level and base units with grey coloured worktops, stainless steel sink and drainer with swan neck mixer tap, gas hob and electric oven, plumbing for washing machine and dishwasher, integrated fridge/freezer, tiled flooring, double glazed doors to rear aspect bedrooms and bathroom.

## BEDROOM 1

12' 7" x 9' 10" (3.84m x 3m)  
Carpeted flooring, double glazed window to front aspect, radiator.

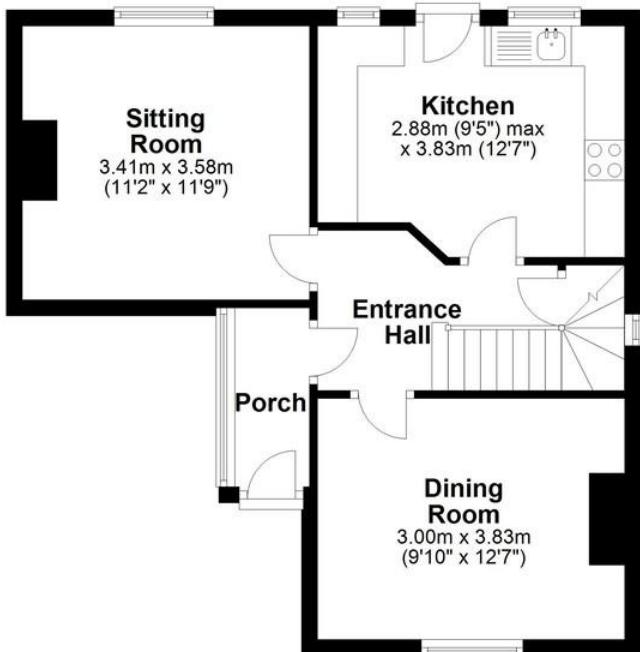


## BEDROOM 2

11'9" x 11'2" (3.58m x 3.4m)  
Carpeted flooring, dual aspect double glazed window to front and rear aspect, radiator, built in wardrobe.

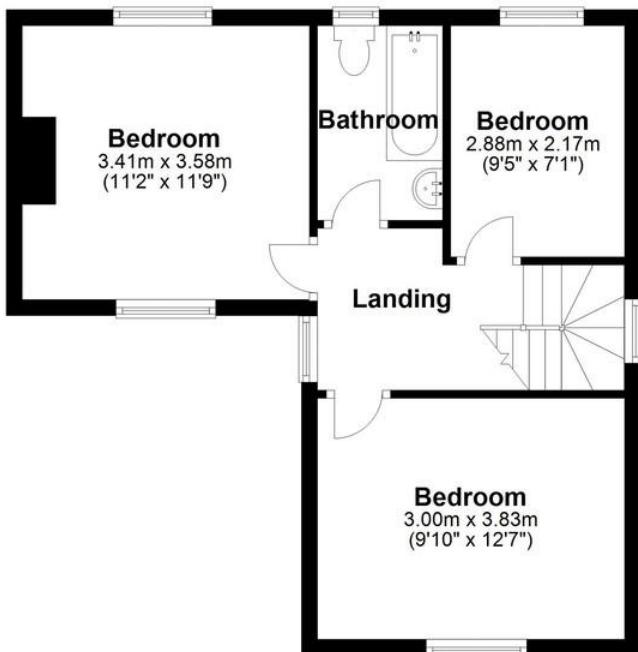
## Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



### BEDROOM 3

9' 5" x 7' 1" (2.87m x 2.16m)

Carpeted flooring, double glazed window to rear aspect, radiator.

### BATHROOM

7' 11" x 5' (2.41m x 1.52m)

Comprising low level WC, wash hand basin with shower over, extractor fan, tiled flooring, chrome heated towel rail, double glazed window to rear aspect.

### OUTSIDE

Steps up from roadside to shingled area, path to front porch, side gate for pedestrian access to rear, side patio area with pergola, raised lawns extending to detached garage with new up & over roller door. power & lighting connected, access to garage is via lane from Landseer Road.

### AGENT'S STRUCTURAL NOTE

The adjoining property has suffered some historical movement which has led to evidence of some cracking in the property we are selling. A structural engineers report from July 2022 provides reassurance that the property we are selling is not being affected by movement in the adjoining house, and that there is no sign of any structural movement to the property we are selling. This report is available on request, a revised structural report has been instructed by the seller to provide further up to date reassurance to any buyer.

### COUNCIL

Ipswich Borough Council

Council Tax Band (B) £1,834.42

### SERVICES

We understand all mains services are connected.

### NEAREST SCHOOLS

Cliff Lane primary school & Ipswich 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)

51 Landseer Road IPSWICH IP3 0DQ	Energy rating <b>E</b>	Valid until: <b>6 April 2032</b>
Property type	Semi-detached house	
Total floor area	84 square metres	



**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](mailto:sales@your-ipswich.co.uk)