



17 Lanark Road, Ipswich, IP4 3EJ

Guide Price £285,000 Freehold

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

# 17 Lanark Road, Ipswich, IP4 3EJ

## ENTRANCE PORCH

UPVC front entrance door, windows to front aspect and insert spot lights.

## ENTRANCE HALL

Glazed door from porch, storage cupboard, radiator and doors off.

## LOUNGE

14' 11" x 13' 6" (4.55m x 4.11m) Bay window to front aspect, electric fire, electric ceiling fan, coving, radiator and carpeted.

## KITCHEN

10' 10" x 8' 3" (3.3m x 2.51m) Kitchen comprises of base and eye level cupboards with roll top worktops, sink drainer, space for oven, pantry, space for fridge/freezer, pantry, grey wood style flooring, window to rear aspect, door to utility and opening to dining room.

## DINNING ROOM

8' 2" x 8' 2" (2.49m x 2.49m) Opening from the kitchen, wood style flooring, radiator and double doors to conservatory.

## CONSERVATORY

9' 10" x 9' 8" (3m x 2.95m) Double doors to rear garden, radiator and tiled flooring.

## UTILITY ROOM

15' 2" x 6' 4" (4.62m x 1.93m) Door to rear garden and window to side aspect. base and eye level units and roll top work surface, plumbing for washing machine and tiled floor.

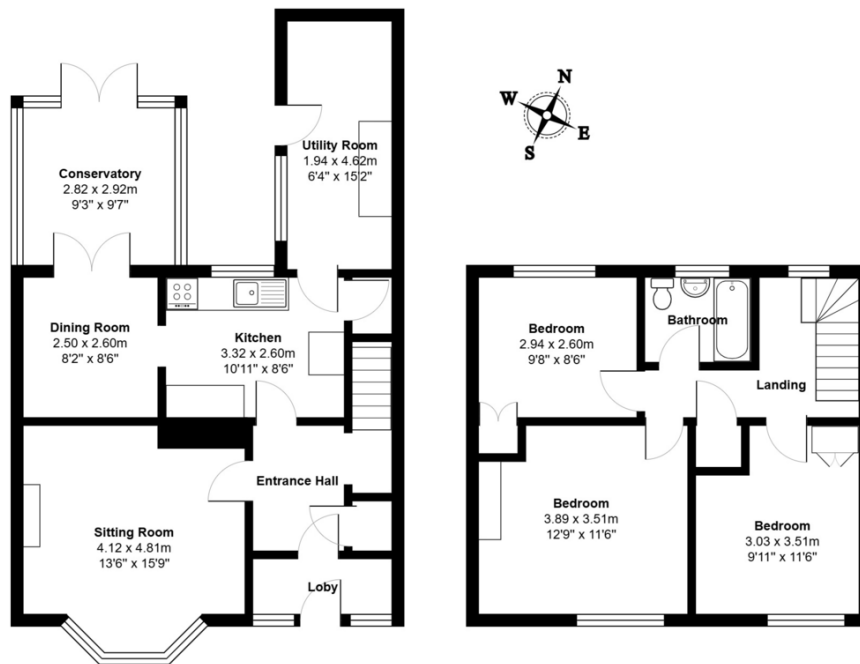
## BEDROOM 1

12' 7" x 11' 5" (3.84m x 3.48m) Window to front aspect, wood style flooring, electric ceiling fan, radiator and carpeted.

## BEDROOM 2

9' 11" x 9' 8" (3.02m x 2.95m) Window to front aspect, built in wardrobe, radiator and carpeted.





Total Area: 106.9 m<sup>2</sup> ... 1150 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### BEDROOM 3

9' 7" x 8' 6" (2.92m x 2.59m) Window to rear aspect, radiator and carpeted.

### BATHROOM

White suite comprising of a panel bath with shower over, hand wash basin and W.C. tiled walls, wood style flooring, radiator, extractor and window to rear aspect.

### GARDEN STORE/WORKSHOP

12' 10" x 11' 11" (3.91m x 3.63m) Power and lighting and an electric heater.

### OUTSIDE

Front Garden - Driveway and off road parking and gate to rear garden.

Rear Garden - courtyard patio area, garden store/workshop, covered BBQ area with patio seating area, mainly laid to lawn, hard standing for sheds, fence enclosed with side access.

### IPSWICH BOROUGH COUNCIL

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

### NEAREST SCHOOLS (.GOV ONLINE)

Primary - Rushmere Hall Primary School

Secondary - Northgate 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](http://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

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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		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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

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