



12 Arnold Close, Ipswich, Suffolk, IP1 6EJ

Guide Price £200,000 Freehold

**ipswich & suffolk** estate agents  
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# 12 Arnold Close, Ipswich, Suffolk, IP1 6EJ

## SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this 3 bedroom end terraced property located in a quiet close to the North-West of Ipswich with the potential to extend to the side and rear (subject to the necessary consents), the property is situated on a larger than average size plot and is within walking distance to local shops, schools and bus service. Arranged over two floors comprising storm porch, entrance hall, lounge, dining, kitchen stairs to first floor leading to 3 double bedrooms, cloakroom & bathroom, front garden, covered area to rear of property with separate cloakroom and storage cupboard.

## STORM PORCH

Double glazed door into entrance hall.

## ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, walk in storage cupboard.

## LOUNGE

13' 5" x 11' 4" (4.09m x 3.45m) Carpeted flooring, double glazed bay window to front aspect, ceiling fan, opening through to dining room.

## DINING ROOM

8' 5" x 8' 2" (2.57m x 2.49m) Carpeted flooring, double glazed window to rear aspect, radiator, door through to kitchen.

## KITCHEN

10' 10" x 8' 5" (3.3m x 2.57m) Matching wall & base units with roll edge worktops, enamel sink & drainer, gas cooker to remain, plumbing for washing machine and dishwasher, space for under counter fridge & freezer, walk in pantry, further storage cupboard, shelved recess with radiator, carpet floor tiles, double glazed window and door to rear aspect, connecting door back to entrance hall.

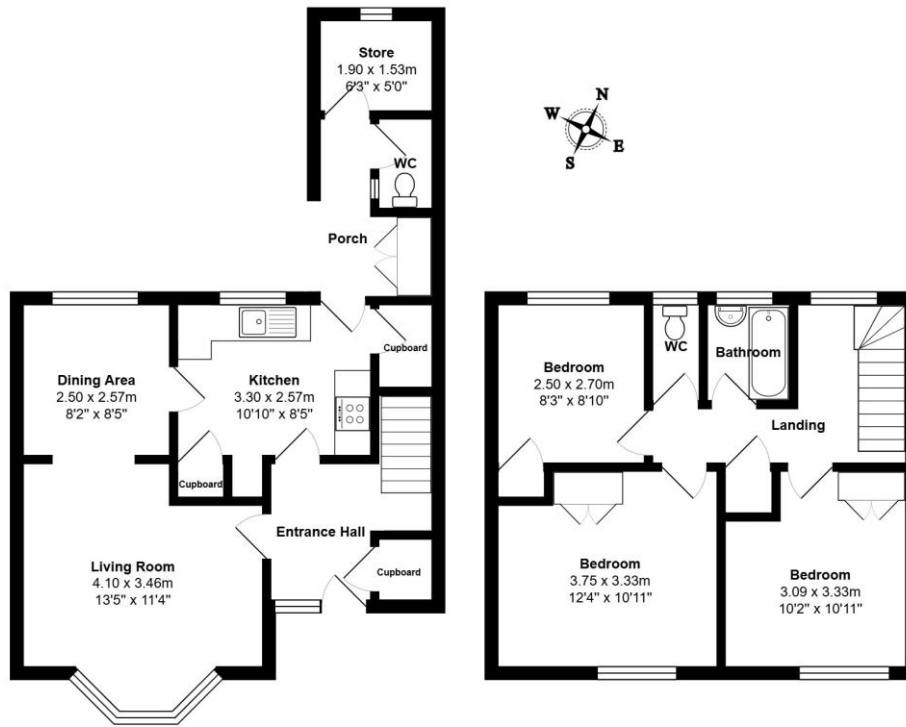
## STAIRS TO FIRST FLOOR

Carpeted stairs and landing, double glazed window to rear aspect, loft hatch, linen cupboard with radiator, doors to:

## BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m) Carpeted flooring, double glazed window to front aspect, radiator, 2 door built in wardrobe.





Total Area: 93.9 m<sup>2</sup> ... 1011 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## BEDROOM 2

10' 11" x 10' 2" (3.33m x 3.1m) Carpeted flooring, radiator, double glazed window to front aspect, 2 door built-in wardrobe.

## BEDROOM 3

8' 10" x 8' 3" (2.69m x 2.51m) Carpeted flooring, radiator, double glazed window to rear aspect, built-in wardrobe housing Baxi gas combination boiler.

## BATHROOM

Hand basin and bath with electric shower over, extractor fan, radiator, floor to ceiling tiled walls and double glazed window to rear aspect.

## CLOAKROOM

Low level WC, Floor to ceiling tiled walls, double glazed window to rear aspect.

## COVERED OUTHOUSE

Covered coal cupboard, cloakroom with high level flusher, walk-in storage cupboard measuring 6'3" x 5'.

## OUTSIDE

Pathway to front door and side gate, lawn area, side gate leads to larger than average rear gardens which is laid to lawn with a variety of shrubs, timber garden shed all enclosed by fencing.

## PARKING

Parking bays are a first come, first served basis.

## COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p.

## NEAREST SCHOOLS

The Beeches CP School and Ormiston Endeavour 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.

### 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)

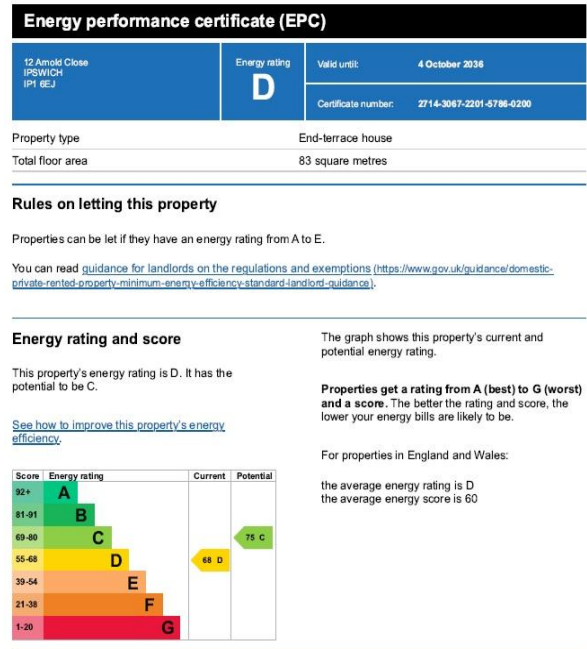
### BROADBAND & MOBILE PHONE COVERAGE

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>



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