







1 Gibbons Street, Ipswich, IP1 2HL

Offers in excess of £150,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

1 Gibbons Street, Ipswich, Suffolk, IP1 2HL

SUMMARY

Ipswich & Suffolk Estate Agents are pleased to offer for sale this charming 2 bedroom mid terraced property situated just West of the town centre within walking distance to local school, shops and bus service. An ideal opportunity for either Investment or First Time Buyers, arranged over two floors the accommodation comprising: lounge/dining, kitchen, G/F bathroom, stairs to first floor leading to 2 double bedrooms. Outside there is a rear garden and the property is gas centrally heated. EARLY INSPECTION RECOMMENDED.



ENTRANCE

Door into lounge/dining.

LOUNGE/DINER

21' 4" x 10' 11" (6.5m x 3.33m) Carpeted flooring, window to front aspect, & door to rear aspect, 2 radiators, stairs to first floor, feature brick fireplace, storage under stairs, door into kitchen.



KITCHEN

7' 10" x 6' 3" (2.39m x 1.91m) Matching wall & base units with roll edge worktops, gas cooker, plumbing for washing machine, laminate flooring, window to side aspect, door into bathroom.

BATHROOM

7' 1" x 5' 4" (2.16m x 1.63m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, half tiled walls, chrome heated towel rail, extractor fan, window to side aspect.



STAIRS

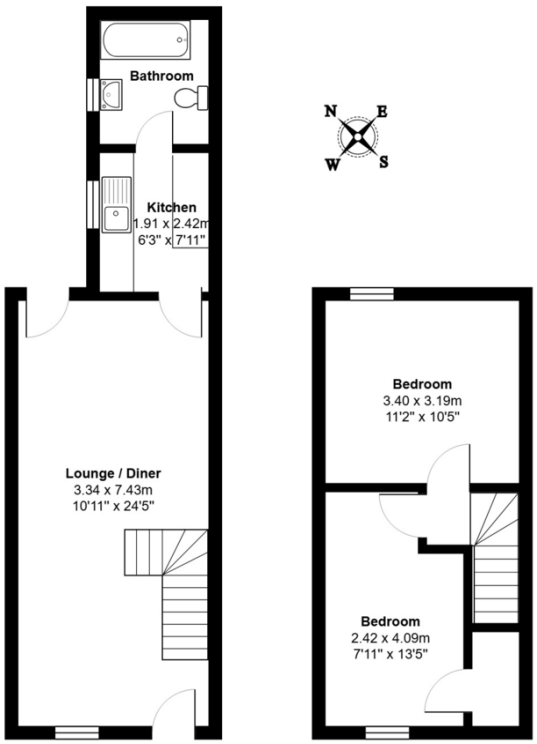
Carpeted stairs leading to bedrooms.

BEDROOM 1

11' x 10' 7" (3.35m x 3.23m) Carpeted flooring, radiator, window to rear aspect.

BEDROOM 2

13' 5" max x 7' 10" (4.09m x 2.39m) Carpeted flooring, radiator, window to front aspect, walk in wardrobe.



Total Area: 59.5 m² ... 640 ft²

OUTSIDE

Rear garden paved patio area, rear gate into passageway, all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band (A) £1,645.50p.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Handford Hall Primary & Westbourne 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

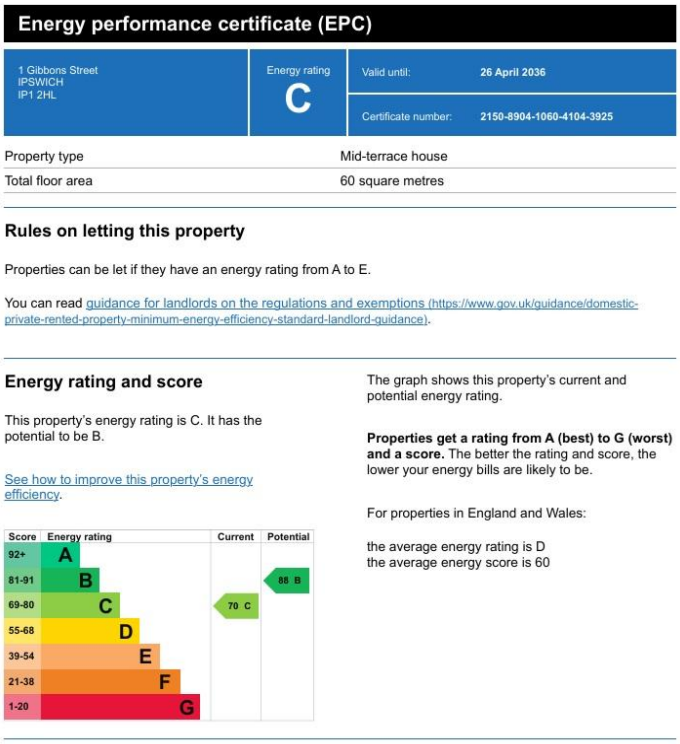
Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

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)

1 Gibbons Street
IPSWICH
IP1 2HL

Energy rating: C

Valid until: 26 April 2036

Certificate number: 2150-8904-1060-4104-3925

Property type	Mid-terrace house
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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