







8 Haslemere Drive, Ipswich, Suffolk, IP4 2PP

Guide Price £195,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom mid-terraced house located to the North-East side of Ipswich, in the Northgate School Catchment, within walking distance to town centre and waterfront. Arranged over two floors the property comprises: entrance porch, entrance hall, lounge/diner, kitchen, stairs to first floor leading to three bedrooms and bathroom. Further benefits include gas central heating, double glazed throughout, front and rear gardens, off road parking and a further allocated off road parking.

ENTRANCE PORCH

UPVC Front entrance door, tiled floor, meter cupboard and glazed door to entrance hall.



ENTRANCE HALL

Parquet flooring, radiator, stairs to first floor, door to lounge and kitchen.

KITCHEN

11' 9" x 8' 7" (3.58m x 2.62m) Shaker style kitchen with wall, base units and draws, oak block effect work tops, stainless steel sink & drainer with mixer tap, tiled splashback, plumbing for washing machine or dishwasher, space for oven, space for fridge/freezer, stainless stain extractor hood, cupboard housing boiler, double glazed window to front aspect and wood style flooring.

LOUNGE/DINER

17' 4" x 11' 11" (5.28m x 3.63m) Double glazed windows to rear with patio doors to rear garden, T.V and Phone Points, carpeted, coving, understairs cupboard and a radiator.

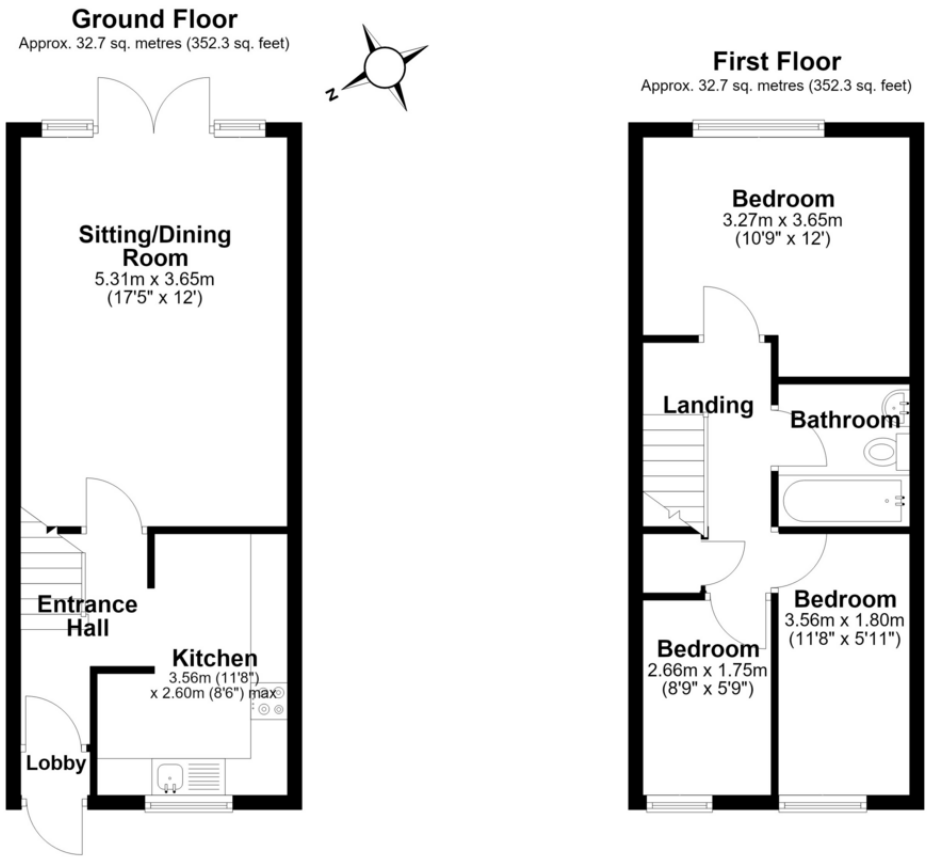


LANDING

Loft hatch, cupboard housing water tank and doors to:-

BEDROOM 1

11' 11" x 10' 8" (3.63m x 3.25m) Double glazed window to rear aspect, open wardrobe with shelf and clothes rail, carpeted and radiator.



Total area: approx. 65.5 sq. metres (704.6 sq. feet)

BEDROOM 2

11' 8" x 5' 11" (3.56m x 1.8m) Double glazed window to front aspect, carpeted and a radiator.

BEDROOM 3

8' 8" x 5' 8" (2.64m x 1.73m) Double glazed window to rear aspect, carpeted and a radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin, panel bath with glass shower screen and shower over, radiator, tiled walls and flooring, mirror above wash basin and an extractor.

GARDEN

Path to front door and driveway for off road parking, rear garden with a patio area and mostly laid to lawn, outside tap, sleeper raised flower beds, hard standing with a shed, fence enclosed with access via a gate.

ALLOCATED PARKING SPACES

As well as parking at the front of the property, this property also has a further 2 parking spaces across the road in a communal car park.

SERVICES

We understand all mains services are connected.

IPSWICH BOROUGH COUNCIL

Council Tax Band (B) £1,919.75p.

NEAREST SCHOOLS (.GOV ONLINE)

St Helens Primary School and Northgate High School

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 represent 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.

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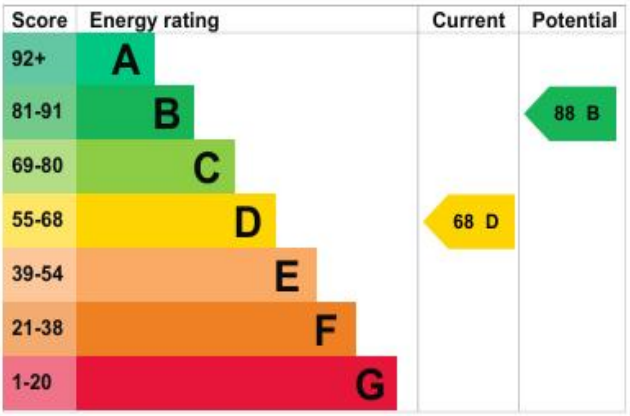
BROADBAND & MOBILE PHONE COVERAGE

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









VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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