



51 - 53 Cemetery Road, Ipswich, IP4 2JA

Guide Price £275,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

We are delighted to be offering for sale this freehold property located in the Northgate school catchment within walking distance to town centre, vibrant waterfront and Christchurch park. The property is currently split into 2 self contained apartments with the ground floor apartment currently let at £950.00PCM with client living in first floor apartment. Ground floor apartment offers entrance hall, open plan kitchen/dining/family, bedroom, study/bedroom, shower room and separate cloakroom. First floor apartment offers entrance with stairs to first floor leading to lounge, kitchen, 2 bedrooms, en-suite to master bedroom, bathroom. Both apartments are gas centrally heated and double glazed, covered carport leading to detached garage/workshop with hard standing area for potential off road parking. BOOK YOU APPOINTMENT TODAY.

ENTRANCE HALL

Composite door into entrance hall, laminate flooring, built in storage cupboard, door into open plan kitchen/dining/family room.

GROUND FLOOR APARTMENT

KITCHEN/DINING/FAMILY

Laminate flooring, matching wall & base units with granite worktops, island with matching cupboards and granite worktop, 4 ring induction hob with extractor over, electric oven, integrated dish washer, fridge/freezer and bin storage, inset sink with Quooker mixer tap, double glazed window to front aspect, double glazed blanked out window over sink area, radiator with cover plus further radiator in family area, shelved recesses, original fire place feature, door to G/F shower room and door to rear hallway.

SHOWER ROOM

Comprises low level WC, wash hand basin and walk in shower cubicle, extractor fan, heated towel rail.

REAR HALLWAY

LVT flooring, built in storage units with shelving and hanging, door to bedroom and door to study/bedroom.

BEDROOM 1

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

STUDY/BEDROOM 2

LVT flooring, built in desk area, plumbing for washing machine, double glazed window to side aspect, door to rear lobby.

REAR LOBBY

LVT flooring, door to cloakroom and Composite door to rear aspect.

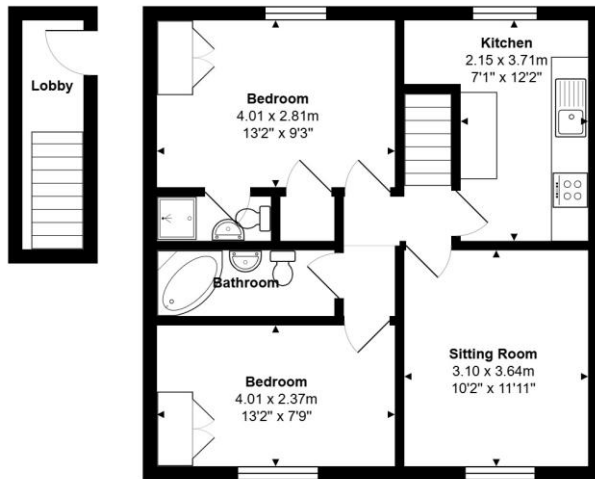
CLOAKROOM

Low level WC, LVT flooring, radiator, extractor fan, wall mounted gas boiler.

FIRST FLOOR APARTMENT

Accessed via covered gated carport with door into entrance.





Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only



Total Area: 59.9 m² ... 645 ft²

All measurements are approximate and for display purposes only

ENTRANCE HALL

Carpeted with stairs rising to first floor, top of stairs doors to lounge, kitchen, bedrooms and bathroom.

SITTING ROOM

11' 11" x 10' 2" (3.63m x 3.1m) Exposed floor boards, double glazed window to front aspect, radiator.

KITCHEN

12' 2" x 7' 1" (3.71m x 2.16m) Matching wall, & base units with roll edge worktops, breakfast bar, electric oven & hob with extractor over, circular stainless steel sink and drainer swan neck mixer tap, plumbing for washing machine and dish washer, wall mounted gas boiler in cupboard, space for fridge/freezer, vinyl floor covering, double glazed window to rear aspect.

BEDROOM 1

13' 2" x 9' 3" (4.01m x 2.82m) Exposed floor boards, double glazed window to rear aspect, radiator, built in wardrobe plus shelving, door to en-suite.

EN-SUITE

Low level WC, wash hand basin and shower cubicle, heated towel rail, vinyl floor covering, extractor fan.

BEDROOM 2

13' 2" x 7' 9" (4.01m x 2.36m) Exposed floor boards, double glazed window to front aspect, original fireplace, radiator.

BATHROOM

Low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, heated towel rail.

TITLE

FREEHOLD TITLE. NO LEASE, SERVICE CHARGE OR GROUND RENT.

OUTSIDE

Brick wall with wrought iron railings enclosing front garden, metal gates with pedestrian door leading to covered carport with access to first floor apartment, hard standing for extra parking, 2 timber sheds detached garage/workshop, all enclosed by fencing.

GARAGE

31' 7" x 12' 7" (9.63m x 3.84m) Double doors, power & lighting connected.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, tax bands for both apartment is band A, £1,645.50p for each apartment per annum.

NEAREST SCHOOLS

St Margaret's CEVAP school & 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 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

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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