



15 Lister Road, Ipswich, IP1 5EQ

Guide Price £260,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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ENTRANCE HALL

Stairs off, tile effect flooring and doors to-

LOUNGE

11' 7" x 11' 11" (3.53m x 3.63m) Window to front aspect, TV Point, opening to dining room.

DINING ROOM

11' 3" x 10' 1" (3.43m x 3.07m) Patio doors to rear garden, opening to lounge, wood style flooring and sliding door to kitchen

KITCHEN

11' 3" x 7' 8" (3.43m x 2.34m) Fitted kitchen comprising of base and eye level units, with a roll top worktop with upturn, 1 1/2 sink drainer, tiled splash back, integrated oven and gas hob, extractor hood, space for fridge/freezer and plumbing and space for washing machine, built in pantry, tiled effect flooring, windows to rear aspect, door to side lean to and sliding door to lounge/diner.

LANDING

Window to side aspect, loft hatch and doors to:-

BEDROOM 1

12' 2" x 11' 5" (3.71m x 3.48m) Window to rear aspect, wood style flooring and a radiator.

BEDROOM 2

11' 11" x 11' 3" (3.63m x 3.43m) Window to front aspect, built in wardrobe and a radiator.

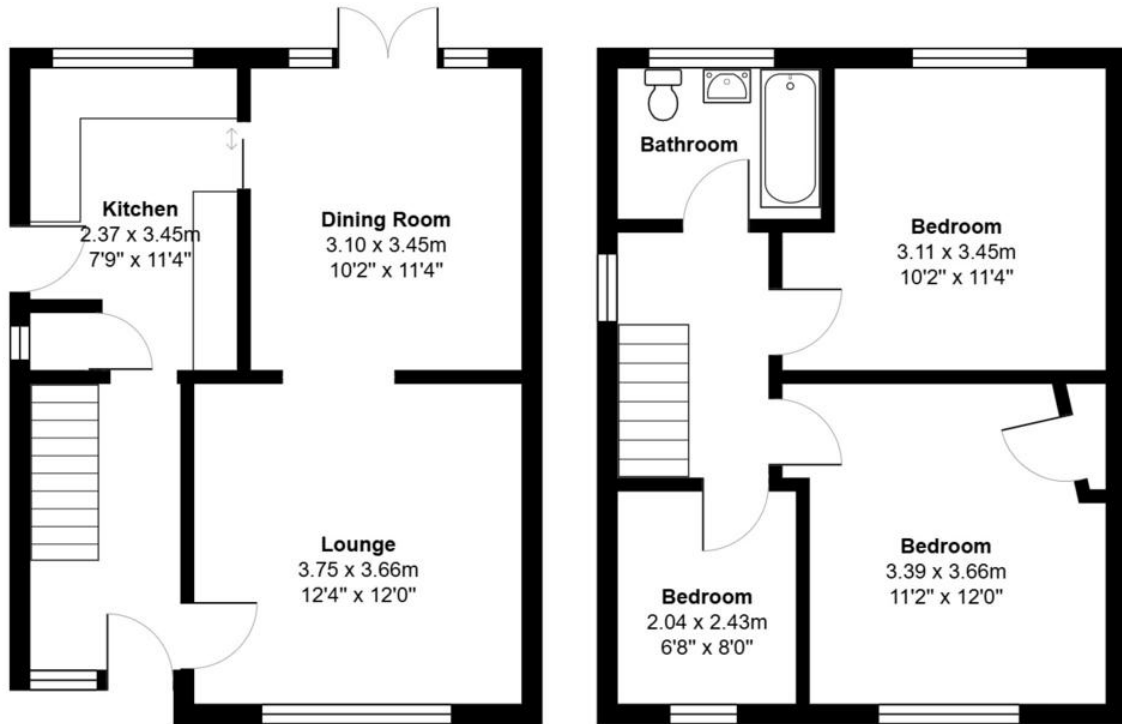
BEDROOM 3

8' 2" x 11' 5" (2.49m x 3.48m) Window to front aspect, wood style flooring and a radiator.

FAMILY BATHROOM

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





OUTSIDE

Rear Garden - mostly laid to lawn with some mature shrubs, patio and decking area. Path to end of the garden and hard standing for sheds and fence enclosed.

Front Garden - Paving for off road parking with wall to front.

COUNCIL TAX BAND

Ipswich Borough Council, Tax Band (B) £1,919.75p (2026-2027)

NEAREST SCHOOLS

Primary - Springfield Infant School and Nursery - Springfield Junior School

Secondary - 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,

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STAMP DUTY LAND TAX (SDLT)

In 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

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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