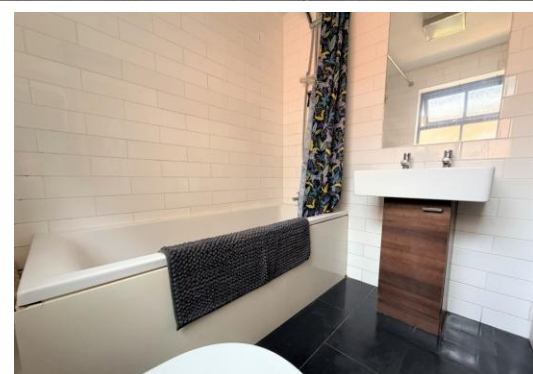




Lacey Street, Ipswich, IP4 2PH

Guide Price £225,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A generously proportioned three bedroom semi-detached house located to the favourite North East of Ipswich, convenient to the town centre, vibrant water front, and requested St Helens and Northgate schools. The accommodation has been updated over recent years and offers quality family living space comprising; entrance hall, sitting and dining room, modern fitted German kitchen, utility room and bathroom on the ground floor with landing, and three comfortable bedrooms on the first floor. There is a tegula paved frontage and established rear garden with spacious entertainment patio enjoying a roof top outlook, further benefits include predominant double glazing, recently installed boiler, gas central heating and some original features. The property has undergone structural improvement work due to movement (a structural adequacy certificate is available). There is currently a tenant in situ who would ideally like to remain and would be prepared to increase their rent to £1,100 PCM.



FRONT DOOR WITH CANOPIED ENTRANCE TO

ENTRANCE HALL

Inset mat-well, radiator, exposed floor boards, decorative arch, stairs rising to first floor, traditional stripped wood panelled door to sitting and dining room.

SITTING & DINING ROOM

DINING AREA

10' 5" x 10' 10" approx. (3.18m x 3.3m) Double glazed window to rear, radiator, exposed floor boards, opening to sitting area, traditional stripped wood panelled doors to built-in under stairs cupboard and kitchen.

SITTING AREA

10' 5" x 10' 4" approx. (3.18m x 3.15m) Double glazed window to front, radiator, feature fireplace recess with exposed brick lintel, BT broadband point, exposed floor boards.



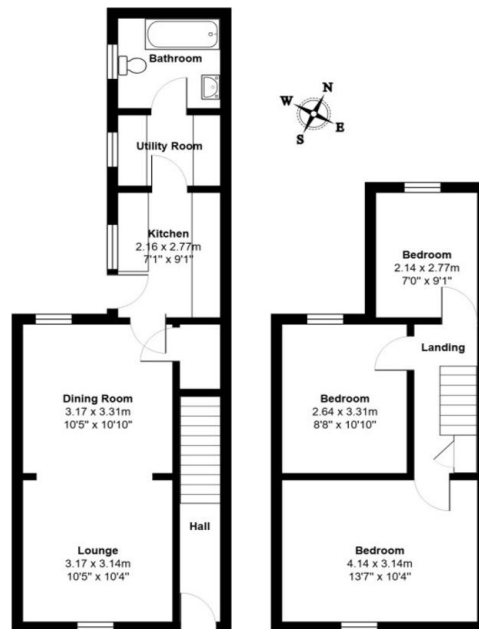
KITCHEN

7' 1" x 9' 1" approx. (2.16m x 2.77m) Double glazed window to side, vertical radiator, a modern range of bi-coloured base and eye level fitted cupboard and drawer units, stone effect work surfaces with matching uprights, inset composite sink drainer unit with mixer tap, space for electric oven with extractor over, slate effect tiled floor, inset ceiling lights, traditional stripped wood panelled door to utility room, double glazed side door to garden..

UTILITY ROOM

Double glazed window to side, base and eye level fitted units, stone effect work surfaces, spaces for washing machine, tumble dryer and fridge-freezer, modern wall mounted gas fired boiler, slate effect tiled floor, inset ceiling lights, traditional stripped panelled door to bathroom.





Total Area: 76.0 m² ... 818 ft²

BATHROOM

Obscure double glazed window to side, chrome heated towel rail, panel bath with thermostatic shower over, low level WC, wall hung hand wash basin with cupboard under, loft access hatch, slate tile effect floor.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard housing hot water tank, loft access hatch, traditional stripped panel doors to.

BEDROOM ONE

13' 7" x 10' 4" approx. (4.14m x 3.15m) Double glazed window to rear, radiator, traditional cast iron fireplace.

BEDROOM TWO

8' 8" x 10' 10" approx. (2.64m x 3.3m) Double glazed window to rear, radiator, traditional cast iron fireplace.

BEDROOM THREE

7' x 9' 1" approx. (2.13m x 2.77m) Double glazed window to rear, radiator, exposed floor boards.

OUTSIDE

The frontage consists of a low maintenance tegula paved gated and walled garden with side pedestrian access to the rear which reveals a established garden with lawn, generous Indian stone paved stepped entertainment patio, a variety of trees and shrubs, and external tap. All enclosed by fencing and enjoying a leafy roof top open outlook.

PERMIT PARKING

Zone 3 Permit (2026 - 2027). First permit £64, second permit £128, visitor permit £12, and visitor hour clock £5.

STRUCTURAL WORK

Due to shrinkage, damage to the rear of the property occurred. As a result, a tree was removed and professional repairs to the rear of the property were successfully carried out. A certificate of structural adequacy is available on request.

TENANT IN SITU

Although the property is being sold chain free, a long standing tenant is currently in situ. The tenant would ideally like to remain and as such, prospective landlords are being sort, although not exclusively. The existing tenant would be prepared to increase their current rent to £1,100 per calendar month in an effort to encourage a landlord purchase.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

St Helens primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre, head towards St Margaret's Grn/B1077, continue to follow A1156, continue onto Woodbridge Rd, turn left onto Lacey St, turn right to stay on Lacey St, the destination will be on the left.

BROADBAND AND 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

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.

Energy performance certificate (EPC)

Lacey Street IPSWICH IP4 2PH	Energy rating D	Valid until: 27 June 2036
		Certificate number: 2150-1406-8060-1106-8921
Property type		Semi-detached house
Total floor area		75 square metres



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

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