



Sandpiper Road, Ipswich, IP2 9HX

Guide Price £210,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A three bedroom attached home of good proportions with scope for improvement, fringing the popular South West of Ipswich, convenient to local shops, amenities and the A12 commuter corridor. The accommodation comprises; entrance hall, sitting room, dining room, kitchen, rear lobby and cloakroom on the ground floor, with landing, three bedrooms and modernised shower room on the first floor. To the outside there is a landscaped brick paved frontage, whilst to the rear there is a low maintenance garden with gated access to parking and garage entry. Predominantly double glazed and gas centrally heated, early viewing is highly recommended to fully appreciate the potential on offer.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL

Radiator, under stairs cupboard, stairs rising to first floor, Virgin broadband point, telephone point, doors to.

LOUNGE

10' 11" x 14' 6" approx. (3.33m x 4.42m) Double glazed window to front, radiator, television point.

DINING ROOM

9' 5" x 10' 4" approx. (2.87m x 3.15m) Double glazed window to rear, radiator, built-in cupboard, door to rear lobby, opening through to kitchen.

KITCHEN

7' 7" x 11' 4" approx. (2.31m x 3.45m) Double glazed window to rear, base and eye level fitted cupboard and drawer units, marble effect work surfaces stainless steel sink drainer unit, spaces for gas cooker, washing machine and fridge-freezer, tiled splash backs, wall mounted gas fired boiler, built-in cupboard, wood effect flooring.

REAR LOBBY

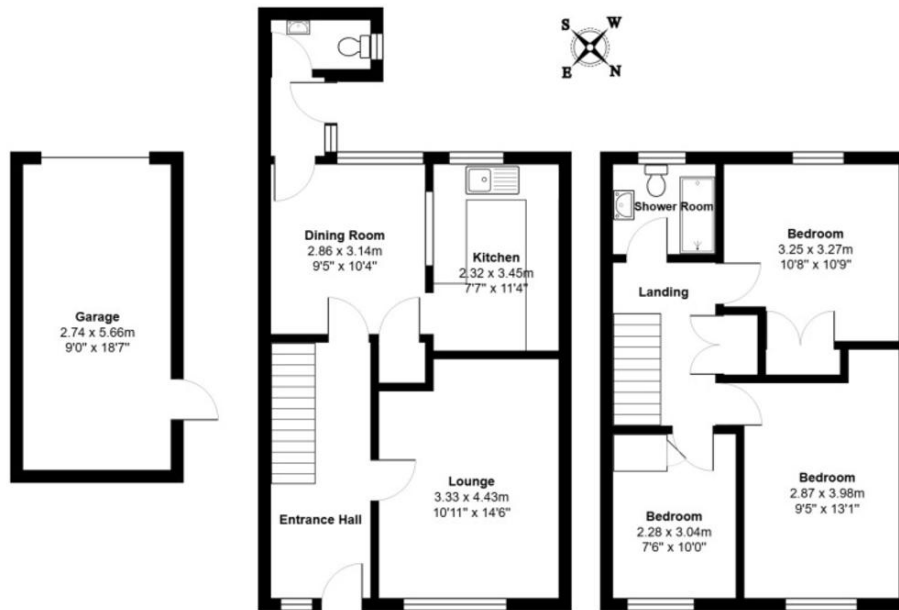
Radiator, double glazed side door to garden, door to cloakroom, wood effect flooring.

CLOAKROOM

Obscure double glazed window to side, low level WC, modern suite consisting of a low level WC with concealed cistern with work surface atop and mounted hand wash basin with cupboard unit under, tiled splash backs, wood effect flooring.

STAIRS RISING TO FIRST FLOOR





Total Area: 104.5 m² ... 1124 ft²

LANDING

Built-in airing cupboard, loft access hatch, doors to.

BEDROOM ONE

9' 5" x 13' 1" approx. plus recess. (2.87m x 3.99m) Double glazed window to front, radiator.

BEDROOM TWO

10' 8" x 10' 9" approx. (3.25m x 3.28m) Double glazed window to rear, radiator, built-in cupboard, shelving.

BEDROOM THREE

7' 6" x 10' approx. plus recess. (2.29m x 3.05m) Double glazed window to front, radiator, over stairs cupboard, worktop with shelving under, wood effect flooring.

SHOWER ROOM

Obscure double glazed window to rear, chrome heated towel rail, modern suite consisting of a walk-in shower cubicle with fixed head thermostatic shower and separate rinser, mounted hand-wash basin with cupboard under and low level WC, stone effect tiled walls, wood effect flooring.

OUTSIDE

The frontage consists of a brick paved hard standing area, whilst to the rear there is a South Westerly facing hard scaped garden of shingle areas with a pathway leading to a detached garage and gated pedestrian access to a driveway providing off-road parking. There is also an external tap.

GARAGE

9' x 18' 7" approx. (2.74m x 5.66m) Up and over entry door, mains power and lighting, personal door to garden.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Gusford primary and Chantry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head towards Birkfield Cl, turn left onto Annbrook Rd, turn right onto Sheldrake Dr, turn right onto Sandpiper Rd, the destination will be on the right.

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

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)			
Sandpaper Road IPSWICH IP2 9HX	Energy rating C	Valid until:	29 March 2036
		Certificate number:	5014-0106-7002-0077-9102
Property type	Mid-terrace house		
Total floor area	85 square metres		



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

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