



28 Bradley Street, Ipswich, Suffolk, IP2 8DU

Guide Price: £200,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

28 Bradley Street, Ipswich, Suffolk, IP2 8DU.

NO ONWARD CHAIN - A unique opportunity to purchase this 3 bedroom end of terrace property with detached garage located to the South of Ipswich, within walking distance to town centre, waterfront, railway station, schools, local shops and bus service. The property has been refurbished by the current owner, arranged over two floors comprising entrance hall, lounge/dining, breakfast area, kitchen, ground floor shower room and cloakroom, stairs to first floor leading to 3 bedrooms, further benefits include gas central heating a variety of UPVC and wood framed sealed windows, enclosed rear garden and detached garage with remote controlled roller door.

ENTRANCE LOBBY

Laminate flooring, floor into lounge/dining.

LOUNGE/DINER

22' 7" x 12' 5" (6.88m x 3.78m)

Laminate flooring, double glazed window to front aspect, radiator, feature fireplace, glazed doors to breakfast area and door into kitchen, stairs to first floor.

BREAKFAST AREA

7' 6" x 6' 1" (2.29m x 1.85m)

Tiled flooring, radiator, sky light, opening into kitchen.

KITCHEN

14' 3" x 6' 8" (4.34m x 2.03m)

White eye level wall units with grey base units wood worktops, 4 ring electric hob with extractor over, electric oven, stainless steel inset sink with hot & cold mixer tap, plumbing for washing machine, space for fridge/freezer, sky light, wood framed sealed window to rear aspect, fold back doors to rear lobby.

REAR LOBBY

Tiled flooring door to rear garden, door to cloakroom & shower room.

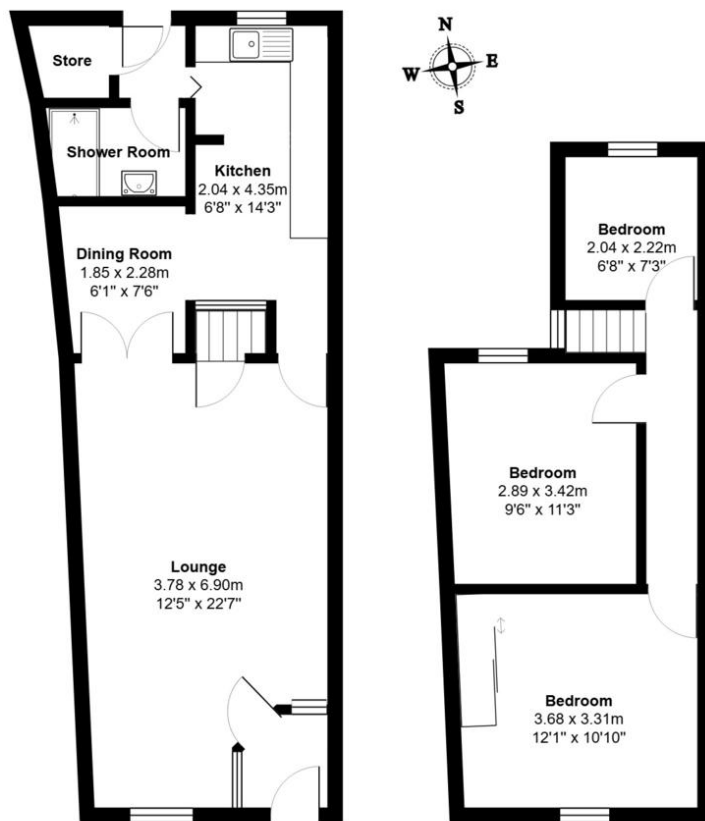
SHOWER ROOM

Hand basin with storage under, shower cubicle, chrome heated towel rail, tiled flooring.

CLOAKROOM

Low level WC, circular hand basin with storage under, heated towel rail, tiled flooring, wood framed sealed window to rear aspect.





Total Area: 80.6 m² ... 867 ft²

STAIRS

From lounge/dining, glazed window through to kitchen, carpeted stairs & landing, loft hatch, window to side aspect top of stairwell, radiator, doors to bedrooms.

BEDROOM 1

12' 1" x 10' 10" (3.68m x 3.3m)

Carpeted flooring, 2 door sliding wardrobe, double glazed window to front aspect, radiator.

BEDROOM 2

11' 3" x 9' 6" (3.43m x 2.9m)

Carpeted flooring, double glazed window to rear aspect, airing cupboard housing gas boiler, radiator.

BEDROOM 3

7' 3" x 6' 8" (2.21m x 2.03m)

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

GARAGE

Remote controlled roller door, power & lighting connected, side access door.

REAR GARDEN

New gate and fencing, easy care garden concrete and crazy paving.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council

Council Tax Band (A) £1,572.36

NEAREST SCHOOLS

Hillside Primary School Stoke High School Ormiston 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, 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

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>

Energy performance certificate (EPC)			
28 Bradley Street IP3 6CH IP2 8DU	Energy rating D	Valid until:	19 February 2035
		Certificate number:	1112-9165-3002-0092-9006
Property type		End-terrace house	
Total floor area		75 square metres	



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

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