



34 Bernard Crescent, Ipswich, IP3 9LJ

Guide Price £260,000 Freehold

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

# 34 Bernard Crescent, Ipswich, IP3 9LJ

## SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this 3 bedroom semi-detached family house. The property comprises: an entrance hall, lounge and modern kitchen/diner on the ground floor and 3 bedrooms and a shower room to the first floor. The property benefits from double glazing throughout, gas central heating, off road parking, large rear garden, and is close to local shops, schools and bus service.

## ENTRANCE HALL

UPVC front entrance door, wood style flooring, radiator, stairs off, understairs storage and doors to-

## LOUNGE

13' x 10' 8" (3.96m x 3.25m) Bay window to front aspect, fireplace with log burner, wood style flooring and radiator.

## KITCHEN/DINER

16' 2" x 10' 11" (4.93m x 3.33m) Modern kitchen with base and eye level units and draws, rolltop worktop, black 1 1/2 sink drainer, splashback panels, space for oven, integrated extractor hood, boiler, wood style flooring, window to rear aspect and door to lean to.

## LEAN TO

Window and door to rear garden, space for washing machine with worktop.

## LANDING

Window to side aspect, loft hatch, electrical fuse board and wood style flooring and stairs carpeted.

## BEDROOM 1

10' 11" x 10' 8" (3.33m x 3.25m) Window to front aspect, wood style flooring and radiator.

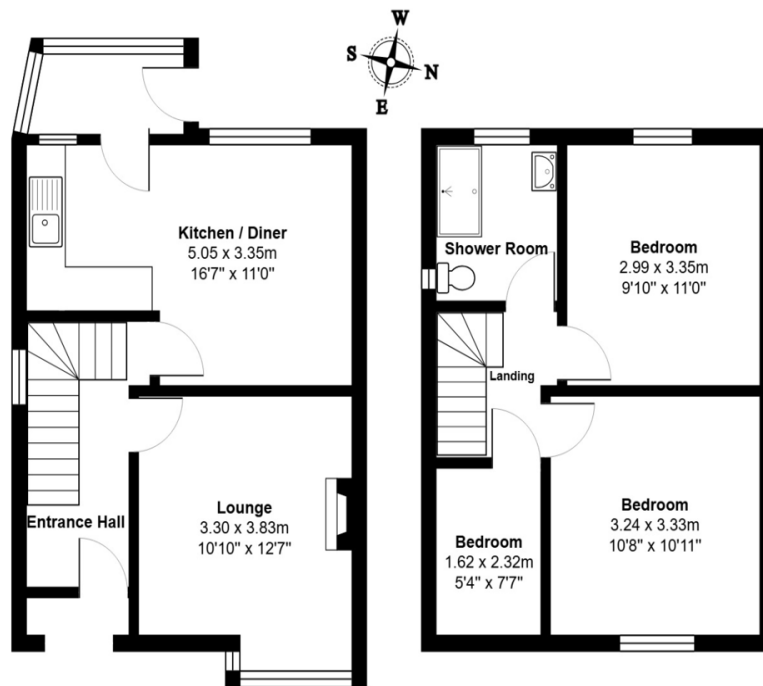
## BEDROOM 2

11' x 9' 10" (3.35m x 3m) Window to rear aspect, built in wardrobes, wood style flooring and radiator.

## BEDROOM 3

7' 9" x 5' 3" (2.36m x 1.6m) Window to front aspect, wood style flooring and radiator.





Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup>

### SHOWER ROOM

Shower cubicle, W.C., vanity unit with hand wash basin, tiled walls, heated towel rail, tile effect flooring, extractor and window to rear and side aspect.

### REAR GARDEN

Large area of hard standing, with patio area, outside store (16'2 x 7 or 4.93m x 2.13m) outside tap, lighting and power, further garden mainly laid to lawn with mature shrubs, summer house (9;5 x 7'10 or 2.87m x 2.39m) with patio area in front. fence enclosed garden with side access via a gate.

### FRONT GARDEN

Off road parking for 2 vehicles, side access to rear garden and front entrance porch.

### IPSWICH BOROUGH COUNCIL

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

### NEAREST SCHOOLS (.GOV ONLINE)

Primary School - Murrayfield Primary Academy

Secondary School - Ipswich Academy

### 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](http://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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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

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