



21a Marlow Road, Ipswich, Suffolk, IP1 5JJ

Guide Price £315,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this modern detached family house built in 2014, the property is beautifully presented offering entrance hall, modern fitted kitchen, lounge/dining room, G/F cloakroom, stairs to first floor leading to 3 bedrooms, the master bedroom having an en suite shower room, and there is the family bathroom. The property benefits from double glazing throughout, gas central heating, off road parking for 3 cars and a well maintained rear garden. Walking distance to local shops, schools, bus service and located opposite the wildlife reserve, play area and allotments. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

UPVC door into entrance hall, vinyl floor covering, radiator, storage cupboard, cupboard under stairs, stairs to first floor, doors to lounge/dining, kitchen and cloakroom.

LOUNGE/ DINER

14' 4" x 12' 10" (4.37m x 3.91m) Laminate flooring, 2 radiators, dual aspect double glazed windows to side and rear aspect, double glazed French doors to rear garden.

KITCHEN

13' 7" x 9' 2" (4.14m x 2.79m) Modern fitted matching wall & base units with roll edge worktops, 4 ring gas hob with stainless steel extractor over, electric oven, stainless steel inset sink & drainer with swan neck mixer tap plus drinking tap, plumbing for washing machine, plumbing for dish washer, under counter space for fridge, concealed combination gas boiler located in cupboard, concealed water softener located to the right of sink in base unit, radiator, vinyl floor covering, double glazed window to front aspect, double glazed door to side aspect.

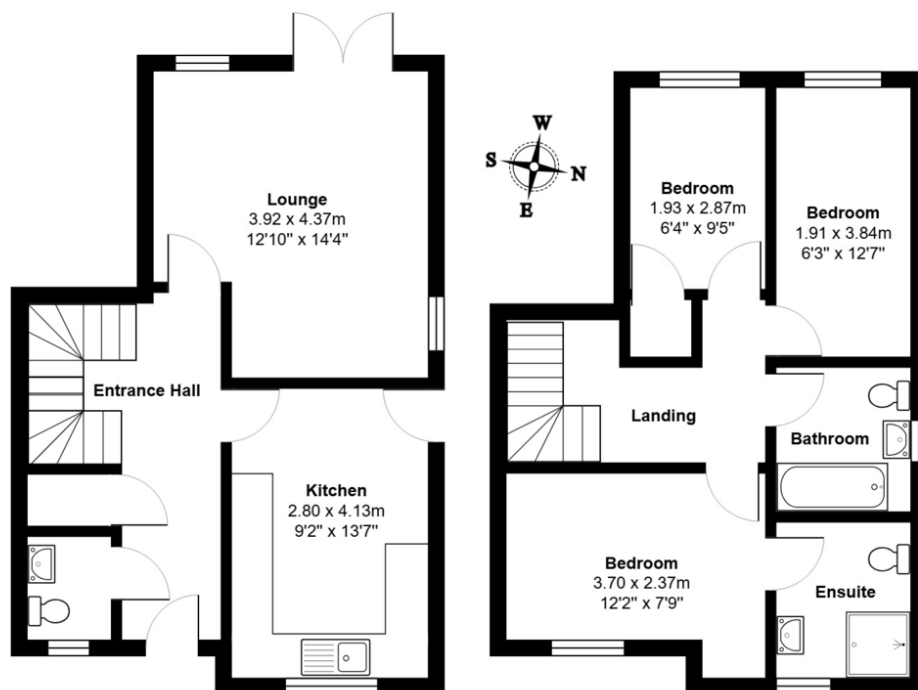
CLOAKROOM

Low level WC, wash hand basin extractor fan, radiator, vinyl floor covering, double glazed window to front aspect.

STAIRS

Carpeted stairs and landing, radiator, loft hatch, doors to





Total Area: 83.2 m² ... 896 ft²

All measurements are approximate and for display purposes only

bedrooms and bathroom.

BEDROOM 1

12' 2" x 7' 9" (3.71m x 2.36m) Carpeted flooring, radiator, recess for wardrobe, double glazed window to front aspect, door into en-suite.

EN SUITE SHOWER ROOM

Low level WC, wash hand basin and shower cubicle, extractor fan, vinyl floor covering, chrome heated towel rail, double glazed window to front aspect.

BEDROOM 2

12' 7" x 6' 3" (3.84m x 1.91m) Carpeted flooring, radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM 3

9' 5" x 6' 4" (2.87m x 1.93m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, chrome heated towel rail, vinyl floor covering, extractor fan.

OUTSIDE

Block paved off road parking for 3 cars, side pedestrian access leading to rear garden with block paved patio area, stepping stones leading to garden shed, astro turf, flower

& shrub borders, tree, gardens all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p.

NEAREST SCHOOLS

Whitehouse infant & junior schools, 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, 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)			
21a Marlow Road IPSWICH IP1 5JJ	Energy rating C	Valid until: 29 April 2036	Certificate number: 2031-7554-9050-9006-0971
Property type	Detached house		
Total floor area	83 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency .			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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