



Chestnut House, Main Road, Chelmondiston, IP9 1DX

Guide Price £300,000 Freehold

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

# **Chestnut House, Main Road, Chelmondiston, Ipswich, Suffolk, IP9 1DX.**

A great opportunity to purchase this Edwardian semi-detached property located in the sought after Peninsular Village of Chelmondiston close to local shops, schools, bus service and a short drive to Pin Mill for sailing enthusiasts. The property is arranged over two floors comprising enclosed entrance porch, entrance hall, sitting room with log burner, modern fitted kitchen with glossy fronted units, separate dining room, utility room with floor mounted oil fired boiler, ground floor shower room, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include double glazing throughout, off road parking for 3 cars and there is an established rear garden overlooking horse paddocks. **EARLY INSPECTION RECOMMENDED.**



## **ENCLOSED ENTRANCE PORCH**

UPVC door into entrance porch, door into entrance hall.

## **ENTRANCE HALL**

Exposed floor boards, radiator, stairs to first floor, doors to sitting room and kitchen/breakfast room.

## **SITTING ROOM**

12' 1" x 12' (3.68m x 3.66m) Exposed floor boards, double glazed window to front aspect, radiator, fireplace with log burner.



## **KITCHEN**

12' 1" x 12' 1" (3.68m x 3.68m) Modern fitted glossy fronted wall & base units with work tops, Bosch electric hob, oven and microwave, stainless steel sink & drainer with swan neck mixer tap, walk in larder, double glazed window to side and rear aspect, space for fridge/freezer, radiator, door into dining room.

## **DINING ROOM**

10' x 9' 11" (3.05m x 3.02m) Laminate flooring, radiator, double glazed door and window to side aspect, door into utility room.



## **UTILITY ROOM**

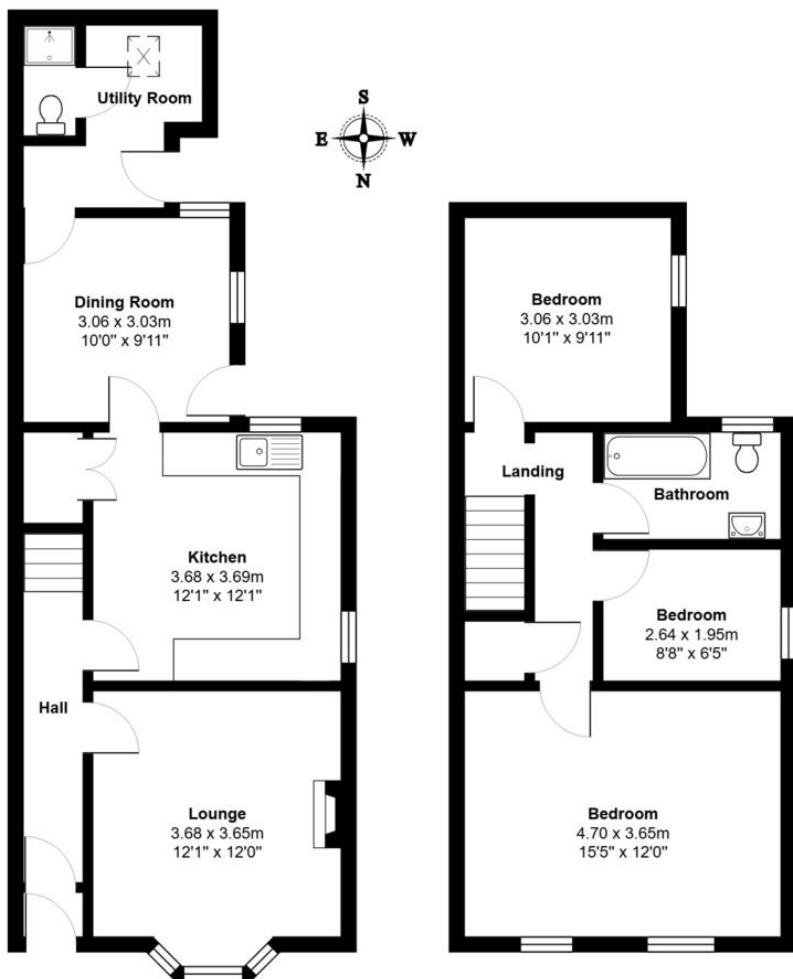
Laminate flooring, floor mounted oil fired boiler, double glazed door to side aspect, Velux sky light, plumbing for washing machine, door into shower room.

## **SHOWER ROOM**

Comprising low level WC, wash hand basin and shower cubicle, Velux sky light, laminate flooring.

## **STAIRS**

Centrally carpeted stairs leading to landing, radiator, loft hatch with pull down ladder, doors to bedrooms and bathroom.



Total Area: 97.6 m<sup>2</sup> ... 1050 ft<sup>2</sup>

## BEDROOM 1

15' 5" x 12' (4.7m x 3.66m) Exposed floor boards, radiator, original fireplace, 2 double glazed windows to front aspect with views over school playing field.

## BEDROOM 2

10' 1" x 9' 11" (3.07m x 3.02m) Exposed floor boards, double glazed window to side aspect, radiator.

## BEDROOM 3

8' 8" x 6' 5" (2.64m x 1.96m) Exposed floor boards, radiator, double glazed window to side aspect.

## BATHROOM

Low level WC, wash hand basin and bath with shower over, double glazed window to rear aspect, laminate flooring, chrome heated towel rail.

## OUTSIDE

Block paved off road parking for 3 cars, side access leading to rear garden which is laid to lawn, patio area, 2 timber garden shed, brick built storage cupboard, veggie patch at the bottom of the garden with views over to horse paddocks.

## COUNCIL

Babergh District Council, Council Tax Band (A) £1,475.11p.

## SERVICES

We understand all services are connected (Except for Gas).

## NEAREST SCHOOLS

Chelmondiston C of E and Holbrook 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)

Chestnut House Main Road Chelmondiston IPSWICH IP9 1DX	Energy rating <b>D</b>	Valid until: 8 February 2036
Property type End-terrace house	Total floor area 97 square metres	Certificate number: 2160-8132-4060-9104-1905

#### 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) (<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 D. It has the potential to be C.

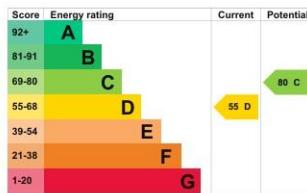
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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



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