







77 Tomline Road, Ipswich, IP3 8DB

Guide Price £195,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

# 77 Tomline Road, Ipswich, IP3 8DB

## SUMMARY

NO ONWARD CHAIN - A three bedroom semi-detached with driveway parking, located in the favourite East of Ipswich, convenient to local shops, bus routes, and Derby Road Train Station. The accommodation comprises; entrance hall, lounge/diner, kitchen, rear lobby and bathroom. First floor with landing and three comfortable bedrooms. To the outside the property is set back from the road by a low maintenance frontage, whilst to the rear there is a good-sized easterly facing established garden mainly laid to lawn and patio. A concrete print driveway providing off road parking.



## ENTRANCE HALL

UPVC front entrance door, radiator, stairs to first floor and door to Lounge/Diner



## LOUNGE/DINER

22' 6" x 12' 3" (6.86m x 3.73m) Window to front and rear, gas fire and surround and radiator in lounge area, understairs cupboard in the dinning area.

## KITCHEN

10' 0" x 6' 11" (3.05m x 2.11m) Window to side aspect, door to rear garden, base and eye units with worktop and tiled splashback, 1 1/4 draining sink, intergrated oven, hob and extractor hood, space for washing machine, tile effect flooring.

## BATHROOM

Window to side aspect, panel bath, W.C and hand wash basin, heated towel rail, half wall tiled and vinyl flooring.



## LANDING

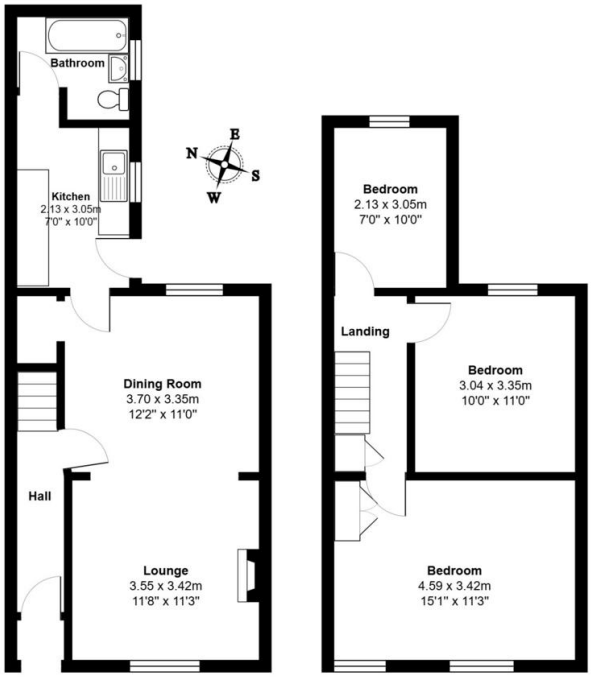
Loft hatch, electric meter and doors to bedrooms.

## BEDROOM 1

15' 0" x 11' 0" (4.57m x 3.35m) Two windows to front aspect, built in wardrobe, picture rail, radiator and carpeted.

## BEDROOM 2

11' 0" x 10' 2" (3.35m x 3.1m) Window to rear aspect, picture rail, radiator and carpeted.




Total Area: 81.9 m² ... 881 ft²

## BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m) Window to rear aspect, radiator and carpeted.

## REAR GARDEN

Patio area, fence enclosed with gate to front garden.

## FRONT GARDEN

Brick front wall with tiled path to front door and driveway for off road parking.

## IPSWICH BOROUGH COUNCIL

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

## NEAREST SCHOOLS (.GOV ONLINE)

Rose Hill Primary and Copleston Secondary School.

## 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

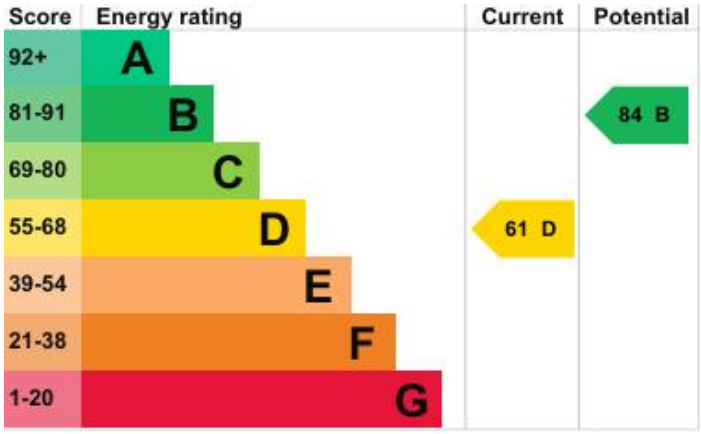
## STAMP DUTY LAND TAX (SDLT)

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.










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