







Cowper Street, Ipswich, IP4 5JB

Guide Price £530,000 Freehold

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NO ONWARD CHAIN - A great opportunity to purchase this 3 bedroom detached bungalow set in approx a quarter of an acre of land with the potential to (develop further subject to the necessary planning consents). This spacious bungalow comprises entrance porch, entrance hall, 3 double bedrooms, lounge/dining, kitchen and shower room, further benefits include double glazing throughout, gas central heating, lots of off road parking, double garage to rear, established front and rear gardens. The bungalow is within walking distance to local schools, shops and bus service and ideally situated for Ipswich hospital. BOOK YOUR APPOINTMENT TO VIEW TODAY.



STORM PORCH
Door into entrance hall.

ENTRANCE HALL
Carpeted flooring, 2 radiator, loft hatch, airing cupboard, and walk in storage cupboard, doors to lounge/dining, bedrooms and shower room.



LOUNGE/DINING
21' 11" x 13' 5" (6.68m x 4.09m) Carpeted flooring, 2 radiators, original fire place with oak surround, double glazed dual aspect windows to side and rear aspect, double glazed patio doors to rear garden.

KITCHEN
14' x 9' (4.27m x 2.74m) Matching wall & base units with roll edge worktops, 4 ring gas hob with extractor over, electric fan heated oven space for under counter fridge, plumbing for washing machine and dish washer, stainless steel sink & drainer with mixer tap, wood flooring, wall mounted gas boiler, double glazed window and door to rear aspect.



BEDROOM 1
14' 8" x 14' (4.47m x 4.27m) Carpeted flooring, radiator, dual aspect double glazed windows to front and side.

BEDROOM 2
13' x 12' 1" (3.96m x 3.68m) Carpeted flooring, double dual aspect windows to side and front aspect, radiator.

BEDROOM 3
12' 7" x 10' 6" (3.84m x 3.2m) Carpeted flooring, radiator, double glazed window to front aspect.



Total Area: 140.9 m² ... 1517 ft²

SHOWER ROOM

Comprising low level WC, wash hand basin and walk in shower , non slip flooring, floor to ceiling tiled walls, radiator, double glazed window to rear aspect.

OUTSIDE

Brick wall to front with mature shrubs bushes and trees, slate ground covering, block paved off road parking to front with driveway providing further off road parking leading to detached double garage which connects to timber workshop, good size rear garden which is laid to lawn, variety of trees, flower & shrub borders all enclosed fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council tax band (D) £2,468.25

NEAREST SCHOOLS

St Johns CEVAP school & Copleston high school.

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.

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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)

Cowper Street IPSWICH IP4 5JB	Energy rating **D**	Valid until: **26 April 2036** Certificate number: **7920-2144-0016-3005-1693**

Property type	Detached house
Total floor area	109 square metres







VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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