



1B Clementine Gardens, Ipswich, Suffolk, IP4 5GA

Offers in excess of £350,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

1B Clementine Gardens, Ipswich, Ipswich, Suffolk, IP4 5GA

SUMMARY

We are delighted to be offering for sale this beautiful extended 3 bedroom semi-detached family home located down a private driveway to the East of Ipswich in the Britannia & Copleston school catchment with a short walk to local shops and bus service. The property is arranged over two floors comprising entrance hall, inner hallway, lounge, spacious open plan kitchen/dining/family, G/F cloakroom, stairs to first floor leading to 3 bedrooms, master with en-suite and family bathroom, further benefits include double glazing throughout, gas central heating rear garden great for entertaining, single garage plus parking.



ENTRANCE HALL

Laminate flooring, double glazed window to front aspect, modern radiator, inner hallway with further modern radiator, stairs to first floor, walk in storage cupboard, doors to cloakroom, lounge and kitchen/dining/family.

CLOAKROOM

Low level WC, wash hand basin with storage cupboard under, radiator, double glazed window to front aspect, extractor fan.

LOUNGE

15' 9" x 10' 5" (4.8m x 3.18m) Laminate flooring, modern radiator, double glazed window to front aspect, double doors through to kitchen.



KITCHEN AREA

17' 8" x 8' 7" (5.38m x 2.62m) Matching wall & base units with work tops, 4 ring gas hob with stainless steel extractor over, wall oven & grill, inset sink & drainer with swan neck pull down mixer tap, concealed Valliant gas boiler, space for American fridge/freezer, integrated dish washer, plumbing for washing machine, breakfast bar opening into dining/family area.

DINING/ FAMILY ROOM

15' 3" x 9' 8" (4.65m x 2.95m) Laminate flooring, modern radiator, 2 Velux sky lights, double glazed windows to side and rear aspect, double glazed French doors to rear aspect.

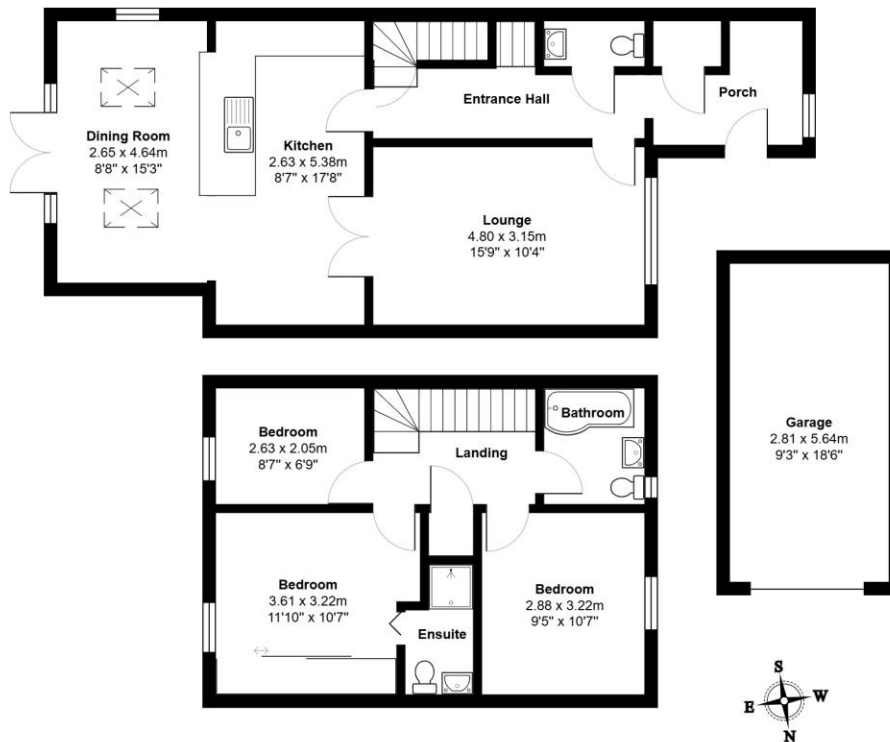
STAIRS

Carpeted stairs & landing, airing cupboard housing hot water cylinder, doors bedrooms and bathroom.

BEDROOM 1

12' 1" x 9' 2" (3.68m x 2.79m) Carpeted flooring, 4 door built in wardrobe, modern radiator, double glazed window to rear aspect, door to en-suite.





Total Area: 117.2 m² ... 1261 ft²

EN-SUITE

Low level WC, wash hand basin with storage under, shower cubicle, fully tiled walls and floor, heated towel rail, extractor fan.

BEDROOM 2

10' 5" x 9' 4" (3.18m x 2.84m) Carpeted flooring, modern radiator, loft hatch, double glazed window to front aspect.

BEDROOM 3

8' 8" x 6' 9" (2.64m x 2.06m) Carpeted flooring, modern radiator, double glazed window to rear aspect.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over, fully tiled walls with matching floor tiles, extractor fan, double glazed window to front aspect.

OUTSIDE

The property is approached via a private driveway leading to a single garage with ample off road parking, side gate leading into rear garden which is mainly laid to lawn with paved path leading to covered pergola for outside entertaining, garden is all enclosed by close board fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

NEAREST SCHOOLS

Britannia primary 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.

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.

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

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)		
1b Clementine Gardens IPSWICH IP4 5GA	Energy rating C	Valid until: 9 August 2036
		Certificate number: 0986-0203-7006-5003-5914
Property type		Semi-detached house
Total floor area		100 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-standard4landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard4landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

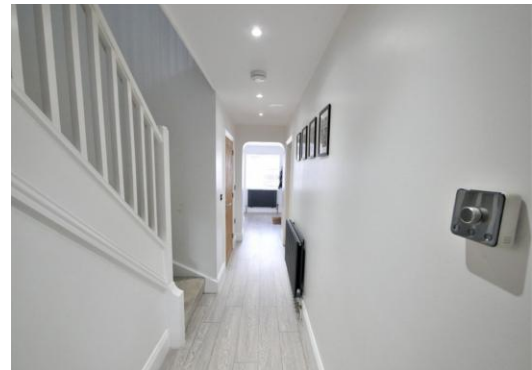
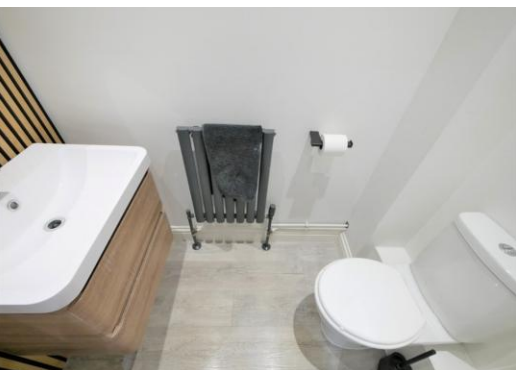
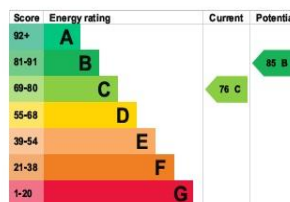
[See how to improve this property's energy efficiency.](#)

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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THROUGH YOUR IPSWICH LTD**

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