



40 Hampton Road, Ipswich, IP1 4AP

Offers in Excess of £250,000 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 beautifully extended 3 bedroom property located to the West of Ipswich, within walking distance to local shops, schools and bus service. Arranged over two floors, the property comprises: entrance hall, family area, study area, open plan kitchen/dining room, rear lobby area leading to a modern bathroom, stairs to first floor leading to 3 bedrooms. Outside there is off road parking, for one vehicle and the rear garden is enclosed with timber shed and wendy house. There is gas central heating and double glazing throughout. CALL TODAY TO BOOK YOUR APPOINTMENT.



ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, radiator with cover, shoe store, stairs to first floor, door into kitchen/dining/family room.

KITCHEN/DINING/FAMILY

21' 3" x 19' (6.48m x 5.79m) Modern fitted white glossy fronted eye level & base units with solid Oak work top, integrated fridge/freezer and dish washer, 4 ring induction hob, 2 wall ovens and space for microwave, stainless steel sink with hot & cold mixer tap, plus separate drinking tap, 2 Velux sky lights, double glazed French doors to rear aspect, opening into sitting room, door to rear lobby.



SITTING ROOM

11' 7" x 9' 11" (3.53m x 3.02m) Laminate flooring, double glazed bay window to front aspect, slim line wall radiator, opening with blind separating study area.

AGENTS NOTE

The wall unit in the sitting room is available by separate negotiation.

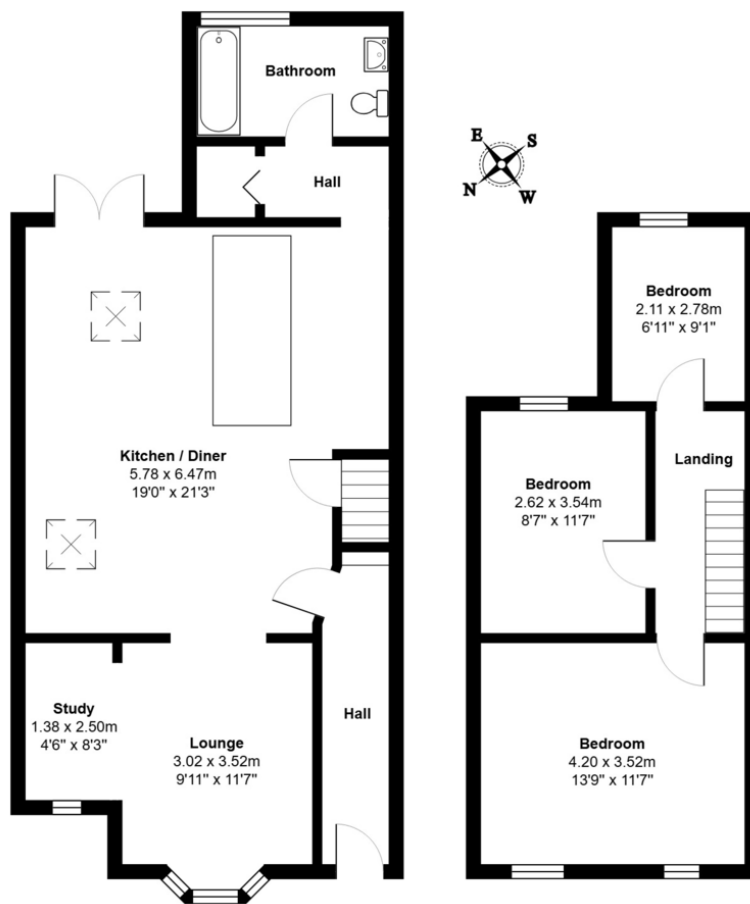
STUDY

8' 3" x 4' 6" (2.51m x 1.37m) Laminate flooring, double glazed window to front aspect

REAR LOBBY

Laminate flooring, storage cupboard housing gas combination boiler, plumbing for washing machine, door into bathroom.





BATHROOM

10' x 5' 9" (3.05m x 1.75m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over, radiator, extractor fan, laminate flooring, double glazed window to rear aspect.

STAIRS

Carpeted stairs & landing, loft hatch, positive insulated fan, doors to bedrooms.

BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) Laminate flooring, his & hers built in wardrobes, 2 double glazed windows to front aspect, radiator with cover.

BEDROOM 2

11' 7" x 8' 7" (3.53m x 2.62m) Laminate flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

9' 1" x 6' 11" (2.77m x 2.11m) Laminate flooring, radiator, double glazed window to rear aspect.

OUTSIDE

Brick wall to front, block paved off road parking for 1 - car, side gate leading to rear garden which is mainly laid to lawn, 2 - patio area's, timber garden shed and wendy house to remain, all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band (A) £1,645.50p.

NEAREST SCHOOLS

Springfield 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.

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

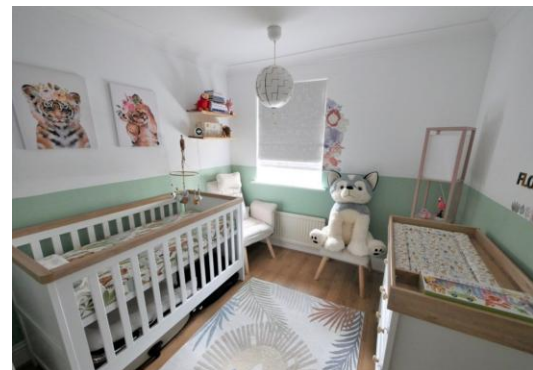
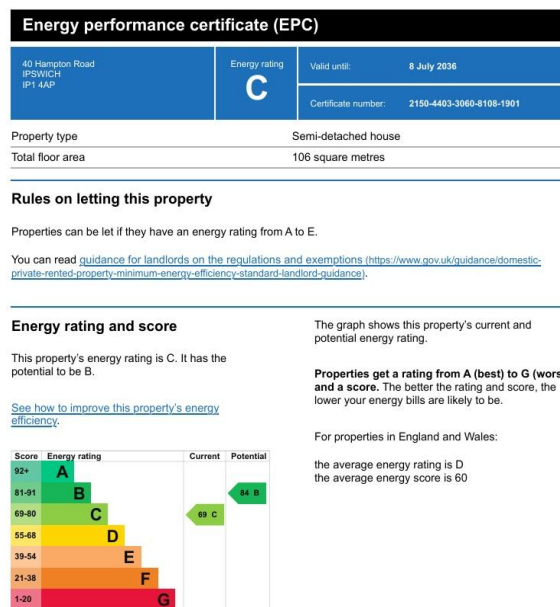
BROADBAND & MOBILE PHONE COVERAGE

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>



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

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