



ipswich & suffolk



Kirby Close, Ipswich, IP4 4PU



Price £280,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

2 Kirby Close, Ipswich, IP4 4PU

A three bedroom semi-detached house situated to the popular East side of Ipswich, convenient to local schools and amenities. The property comprises: entrance hall, lounge diner, kitchen and cloakroom to the ground floor with three bedrooms and bathroom to the first. The property benefits from warm air heating off road parking and garage.

ENTRANCE HALL

UPVC front entrance door, stairs off and door to lounge/diner.

LOUNGE DINER

23' 8" x 13' 3" narrowing to 9'11" (7.21m x 4.04m) Window to front and rear aspect, back door to rear garden and understairs storage.

KITCHEN

13' 9" x 8' 10" (4.19m x 2.69m) Base and eye level cupboards and drawers with roll top work surfaces and splashback, sink drainer, integrated double oven, hob and extractor hood. Space for fridge/freezer and plumbing for slimline dishwasher and washing machine, cupboard housing the boiler, external door to rear, window to rear and doors to cloakroom.

CLOAKROOM

W.C. and hand wash basin, electric and gas meter.

FIRST FLOOR LANDING

Cupboard housing hot water tank, loft hatch and doors to:

BEDROOM ONE

14' 10" x 10' (4.52m x 3.05m) Window to front aspect and built in wardrobes.

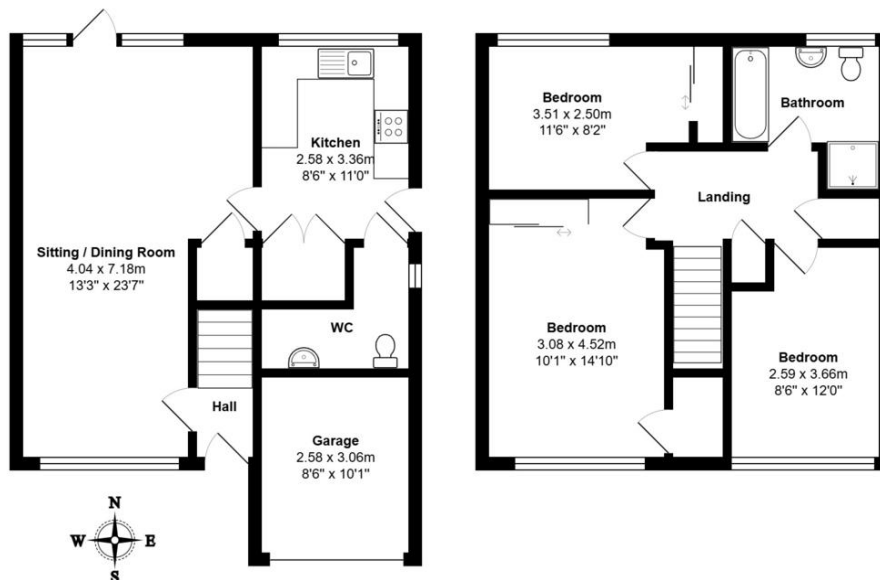
BEDROOM TWO

13' max x 8' 6" (3.96m x 2.59m) Window to front aspect.

BEDROOM THREE

11' 6" max x 8' 6" (3.51m x 2.59m) Window to rear aspect and built in wardrobes.





Total Area: 102.3 m² ... 1101 ft²

All measurements are approximate and for display purposes only

BATHROOM

Suite comprising of a panel bath, vanity unit with a hand wash basin and W.C. shower cubicle, half wall tiled, window to rear aspect.

OUTSIDE

Front Garden – Paved driveway for two vehicles.
Rear Garden - Patio area, mostly laid to lawn, outside tap, hard standing with shed, fence enclosed with access via gate.

GARAGE

Up and over door.

COUNCIL TAX

Ipswich Borough Council - Banc C - £2,096.48

NEAREST SCHOOLS (.GOV ONLINE)

St John's CEVAP Primary
Copleston High

BROADBAND AND 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.

Kirby Close IPSWICH IP4 4PU	Energy rating	Valid until:	30 August 2035
	D	Certificate number:	2920-2185-0020-1008-1593



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

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