



26 Charlton Avenue, Ipswich, Suffolk, IP1 6BH

Guide Price £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom semi-detached house requiring some updating located to the North-West of Ipswich in a sought after area within walking distance to local schools, shops, bus service and doctors surgery. The property comprises entrance hall, lounge, kitchen, dining room, cloakroom and stairs leading to 3 double bedrooms. Benefits include gas central heating (note not working), predominantly double glazed, driveway providing off road parking, detached garage and gardens front & rear. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

Glazed door into entrance hall, stairs to first floor, understairs storage cupboard and a radiator.

LOUNGE

14' 7" x 12' 0" (4.44m x 3.66m) Bay window to front aspect, carpet and a radiator.

DINING ROOM

11' 11" x 10' 10" (3.63m x 3.3m) Sliding doors to rear garden, service hatch, picture rail and a radiator.

KITCHEN

15' 7" x 7' 11" (4.75m x 2.41m) Matching wall & base units with roll edge work tops, 1 1/4 stainless steel sink & drainer. Space for plumbing for washing machine, cooker, fridge. Inset spot lights, windows to side and rear aspect. Door to inner Lobby.



CLOAKROOM

W.C. and tiled floor.

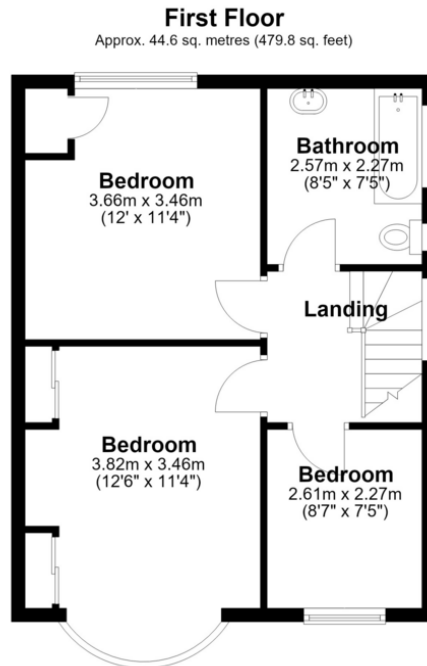
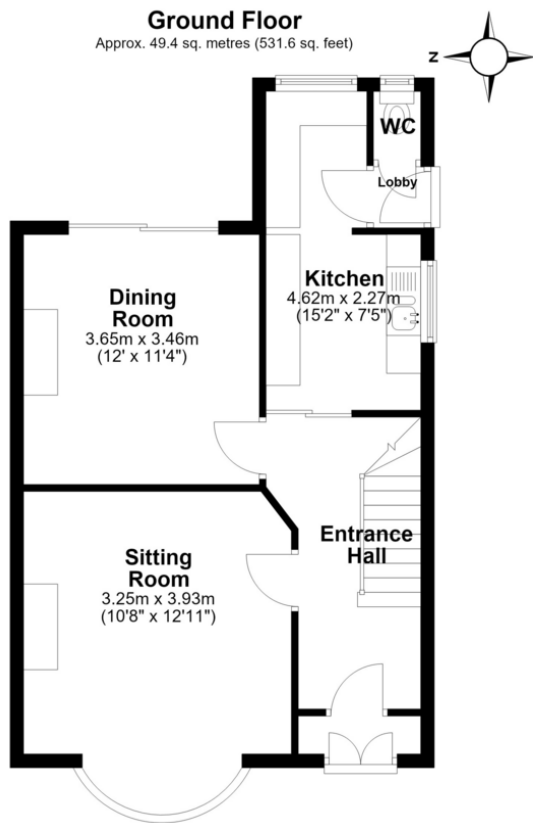
LANDING

Window to side aspect and loft hatch.

BEDROOM 1

14' 11" x 11' 3" (4.55m x 3.43m) Windows to front aspect, built in wardrobes and a radiator.





Total area: approx. 94.0 sq. metres (1011.4 sq. feet)

BEDROOM 2

11' 11" x 11' 4" (3.63m x 3.45m) Windows to rear aspect, cupboard housing water tank and a radiator.

BEDROOM 3

8' 4" x 7' 7" (2.54m x 2.31m) Window to front aspect, storage cupboard and a radiator.

FAMILY BATHROOM

Panel bath with shower over, W.C. vanity unit with hand wash basin, partly tiled walls, and 2 windows to side.

OUTSIDE

Rear garden - patio area, mostly laid to lawn with mature shrubs and borders, courtesy door to garage, outside tap, fence enclosed with access via gates.

Front garden, front wall with a driveway leading to a detached garage via a gate.

GARAGE

18' 9" x 8' 9" (5.72m x 2.67m) Up and over door, power and lighting.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,096.48

NEAREST SCHOOLS

Primary School - St Pancras Catholic School

Secondary School - Westbourne Academy

SERVICES

We understand all mains services are connected.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
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