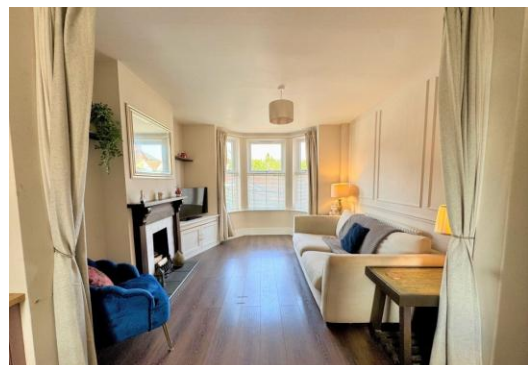




6 Sherrington Road, Ipswich, Suffolk, IP1 4HX

Offers in excess of: £235,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

6 Sherrington Road, Ipswich, Suffolk, IP1 4HU

SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this semi-detached home located to the North-West of Ipswich, close to local shops, schools, bus service and Broomhill Park. Arranged across two floors, comprising: entrance hall, lounge & dining rooms, modern fitted kitchen, G/F cloakroom, utility room, stairs to first floor leading to 2 double bedrooms and spacious shower room. The property benefits from fitted wardrobes and units, double glazing throughout and there is gas central heating. Outside, front and rear gardens, lean-to covered area and a spacious workshop with power & light, set at the bottom of the garden ideal for storage or for a small business, such as nail or hair salon (stpp). BOOK TODAY TO VIEW THE POTENTIAL OF THIS PROPERTY.



ENTRANCE HALL

Laminate flooring, radiator with shelf over, stairs to first floor, door into dining room.

DINING ROOM

Laminate flooring, built in units in both alcoves, double glazed window to rear aspect, seating area under stairs, radiator, door into kitchen and opening into lounge.



LOUNGE

Laminate flooring, double glazed bay window to front aspect, built in storage, open working fire with tiled fireplace, radiator.

KITCHEN

Modern fitted wall & base units with oak worktops, 4 ring gas hob with extractor over, electric oven & grill, integrated dish washer, space for fridge/freezer, double enamel sink with swan neck mixer tap, 2 double glazed windows to side aspect, double glazed door to side aspect, breakfast bar, slim line radiator, laminate flooring, opening through to cloakroom and utility room.

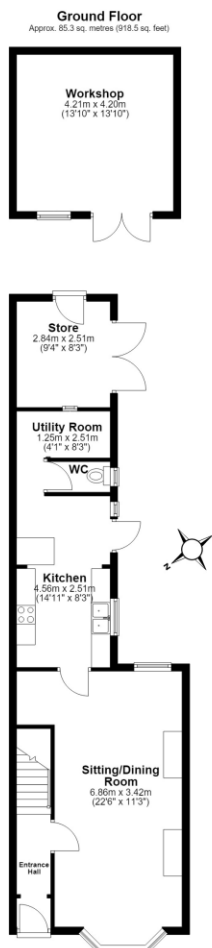
CLOAKROOM

Low level WC, double glazed window to side aspect.

UTILITY ROOM

Laminate flooring, space for washing machine and tumble dryer, double glazed window to rear aspect.





Total area: approx. 122.9 sq. metres (1322.8 sq. feet)

STAIRS

Carpeted stairs & landing, loft hatch, 2 door built in wardrobe, doors to bedrooms and shower room.

BEDROOM 1

Carpeted flooring, radiator, double glazed bay window to front aspect, ceiling fan, original fireplace, 4 door built in wardrobe plus built in drawers and shelving.

BEDROOM 2

Carpeted flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe, built in drawers and shelving.

SHOWER ROOM

Comprising low level WC, inset his & hers wash basins with storage under, walk in shower cubicle with tiled splash backs, tiled flooring, double glazed window to rear aspect, chrome heated towel rail.

OUTSIDE

Dwarf brick wall to front, shingled front garden, side pedestrian access leading to gate into rear garden, wood store, enclosed covered storage area, paving to lawn area, raised border, patio area in front of workshop, timber gate for access to rear of workshop, all enclosed by fencing.

ENCLOSED COVERED STORAGE AREA

WORKSHOP

Laminate flooring, power & lighting connected.

COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p.

NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

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>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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

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