



20 Beaumont Cottages, Kelsale, Saxmundham, Suffolk, IP17 2NW

Guide Price £120,000 Freehold

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Part of the Your Ipswich Group

20 Beaumont Cottages, Kelsale, Saxmundham,

Suffolk, IP17 2NW

CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION – NO ONWARD CHAIN.

An opportunity to purchase this 3 bedroom end terraced house located in the village of Kelsale, just 1 mile North of the town of Saxmundham with its variety of shops, restaurants and rail station with connection to London Liverpool Street via Ipswich. The property requires total refurbishment but would be ideal for the investment market offering a great rental return. The property offers entrance hall, lounge/dining, kitchen, 3 bedrooms, cloakroom and bathroom, further benefits include gas central heating, double glazed windows throughout, front & rear gardens.



ENTRANCE HALL

Door into entrance hall, stairs to first floor, door into lounge/dining.

LOUNGE

13' 6" x 11' 8" (4.11m x 3.56m) Double glazed window to front aspect, radiator, opening into dining area, door to kitchen.

DINING ROOM

8' 5" x 8' 3" (2.57m x 2.51m) Double glazed window to rear aspect, radiator.



KITCHEN

10' 3" x 8' 8" (3.12m x 2.64m) Double glazed window to rear aspect, wall mounted Vaillant gas boiler, door to side aspect opening into utility area.

UTILITY AREA

8' 10" x 5' (2.69m x 1.52m)

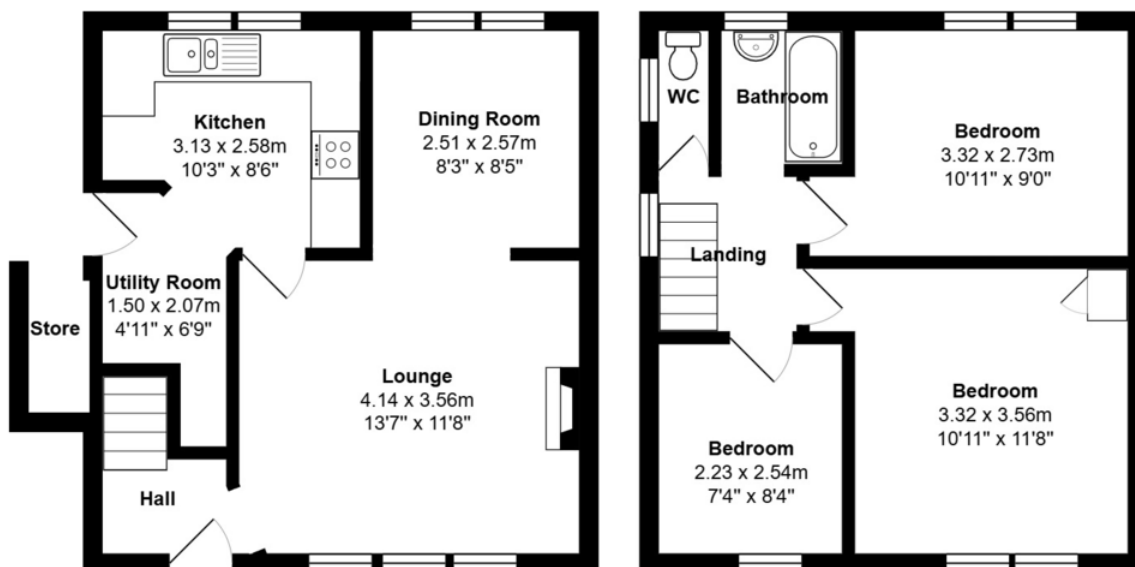
STAIRS

Double glazed window to side aspect on top of stairwell, loft hatch, doors to bedrooms, bathroom and cloakroom.

BEDROOM 1

11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to front aspect, radiator, airing cupboard housing hot water cylinder.





BEDROOM 2

10' 11" x 8' 11" (3.33m x 2.72m) Double glazed window to rear aspect, radiator.

BEDROOM 3

8' 4" x 7' 4" (2.54m x 2.24m) Double glazed window to front aspect, radiator.

BATHROOM

5' 4" x 4' 10" (1.63m x 1.47m) Low level WC, wash hand basin and bath with electric shower over, radiator, double glazed window to rear aspect.

CLOAKROOM

Low level WC, radiator, double glazed window to rear aspect.

OUTSIDE

Front garden pathway leading to rear garden which is enclosed by fencing.

COUNCIL

East Suffolk District Council, Tax Band (A) £1,459.75p.

NEAREST SCHOOLS

Kelsale CEVCP school & Alde Valley 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>

Energy performance certificate (EPC)		
20 Beaumont Cottages Kelsoe Saxmundham IP17 2HW	Energy rating C	Valid until: 14 June 2033 Certificate number: 2116-6285-1610-2161-6291
Property type	End-terrace house	
Total floor area	70 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-standard-landlord-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		
Score	Energy rating	Current Potential
92+	A	
81-91	B	74 B
69-80	C	70 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	



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