



280a & 280b Norwich Road, Ipswich, IP1 4HB

Guide Price £200,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

280a and 280b Norwich Road, Ipswich, IP1 4HB

SUMMARY

CASH BUYERS ONLY - NO ONWARD CHAIN - We are delighted to be offering for sale this freehold Victorian end of terraced property currently converted into two flats with separate entrances, the possibility to convert back to original house (subject to necessary consents) The property does have internal cracking from Issues with drains however works have been completed with no further movement with a 10 year warranty provided. Both apartments benefit from double glazed windows and gas central heating, double garaging with extra hard standing off road parking, garden to front, close to local shops bus service, schools and a short walk into town centre.



AGENTS NOTES

DRAINSHIELD CERTIFICATE 10 YEAR WARRANTY AND DOCUMENTS, WILL BE AVAILABLE TO SEE AT THE PROPERTY WHEN VIEWING.

GROUND FLOOR FLAT

Door into kitchen.

KITCHEN

11' 1" x 8' 2" (3.38m x 2.49m) Wall & base units with roll edge work tops, half tiled walls, tiled floor, stainless steel sink with swan neck mixer tap, double glazed window to side aspect radiator, walk in pantry with double glazed window to rear aspect, door to bathroom.

BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, radiator, 2 double glazed windows to rear aspect, tiled flooring.

DINING ROOM

11' 3" x 9' 9" (3.43m x 2.97m) Carpeted flooring, radiator, double glazed window to side aspect, storage cupboard housing Valliant gas boiler, door way to hallway.

HALL WAY

Carpeted flooring, radiator, doors to bedroom and lounge.

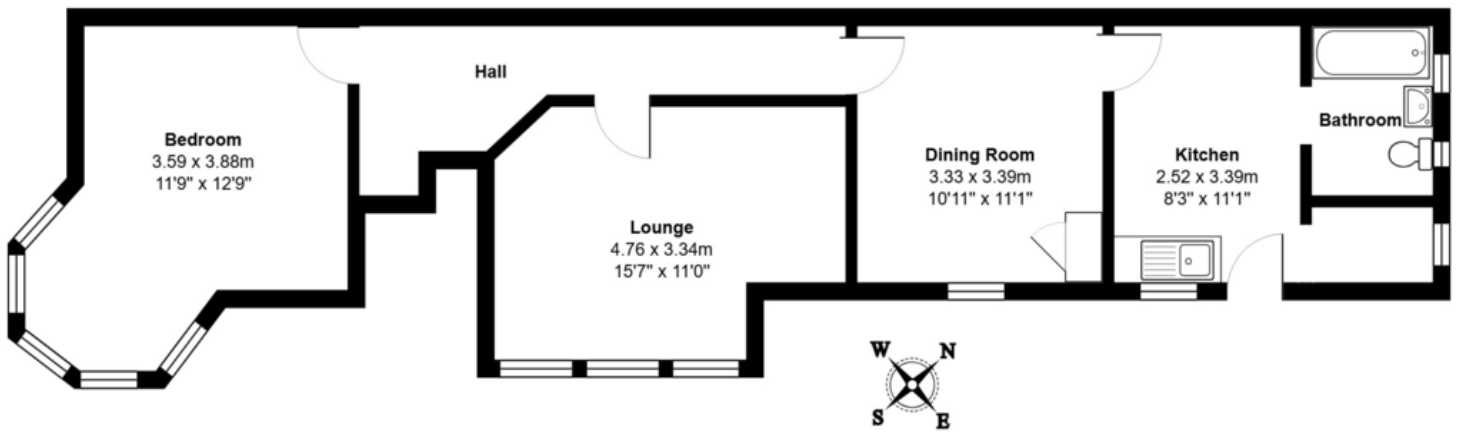
BEDROOM

15' 5" x 10' 11" - 7' 9" (4.7m x 3.33m) Carpeted flooring, radiator, 3 double glazed windows to side aspect.

LOUNGE

14' 8"max x 14' 4" max (4.47m x 4.37m) Carpeted flooring, double glazed bay window to front aspect, radiator.





Total Area: 65.8 m² ... 708 ft²

FIRST FLOOR FLAT

Door into entrance hall.

ENTRANCE HALL

Carpeted stairs and landing 2 radiators, loft hatch, doors to bedrooms, bathroom, study room.

STUDY

6' 2" x 5' 7" (1.88m x 1.7m) Carpeted flooring, double glazed window to side aspect, door connecting to lounge.

LOUNGE

14' 8" max x 14' 5" max (4.47m x 4.39m) Carpeted flooring, radiator, radiator, original fireplace, double glazed bay bedroom to front aspect.

BEDROOM 1

11' 2" max x 10' 11" max (3.4m x 3.33m) Carpeted flooring, 3 double glazed window to side aspect, radiator.

BEDROOM 2

11' 3" max x 8' 3" max (3.43m x 2.51m) Carpeted flooring, double glazed window to rear aspect, radiator, original fire place.

KITCHEN

8' max x 7' 11" max (2.44m x 2.41m) Wall & base units with roll edge work tops, stainless steel sink unit, space for cooker, space for fridge/freezer, plumbing for washing machine, double glazed window to side aspect, vinyl floor covering.

BATHROOM

7' 10" x 6' 9" (2.39m x 2.06m) Low level WC, wash hand basin and bath, tiled walls, wall mounted Worcester gas boiler, chrome heated towel rail, double glazed window to side aspect.

GARAGES

Double garaging with 2 up & over roller doors.

OUTSIDE

Hard standing off road parking in front of garaging, side gardens leading to both flats gate into front garden which is currently overgrown with mature shrubs, walling enclosing side and front gardens.

COUNCIL

Ipswich Borough Council, Tax Bands for both flats band (A) £1,645.50p.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Springfield infant & junior school & 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>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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