



61 Garrick Way, Ipswich, IP1 6NF

Guide Price £250,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

We are delighted to offer for sale this modernised 3 bedroom semi-detached family home, which has been modernised by the current owners over the past 8 years to include new kitchen and bathroom, re-wired with modern consumer unit, re-plastered throughout, new fitted double glazed windows and a water softener has been installed. There are front and rear gardens, a drop kerb provides off road parking, and the property is within walking distance to local shops, schools and bus service. The property comprises entrance hall, lounge, conservatory, modern fitted kitchen, G/F bathroom, stairs to first floor leading to 3 bedrooms. Further benefits include gas central heating and double glazed throughout with a recently replaced back door. CALL TODAY TO BOOK YOUR VIEWING.

ENTRANCE HALL

UPVC door into entrance hall, stairs to first floor, radiator, door to lounge, kitchen and bathroom.

LOUNGE

15' 5" x 11' (4.7m x 3.35m) Carpeted flooring, radiator, door to under stairs walk in cupboard with double glazed window to front aspect, double glazed patio doors to rear aspect into conservatory.

CONSERVATORY

9' 11" x 8' 11" (3.02m x 2.72m) Laminate flooring, double glazed door to rear aspect.

KITCHEN

12' 4" x 9' 1" (3.76m x 2.77m) Modern white glossy fronted wall and base units with roll edge work tops, 4 ring electric hob with extractor over, electric oven, stainless steel sink and drainer with swan neck mixer tap, water softener with separate drinking tap, plumbing for washing machine, integrated dish washer, space for fridge/freezer and space for under counter tumble dryer, slim line radiator, tiled flooring. double glazed windows to side & rear aspect, double glazed door to side aspect.

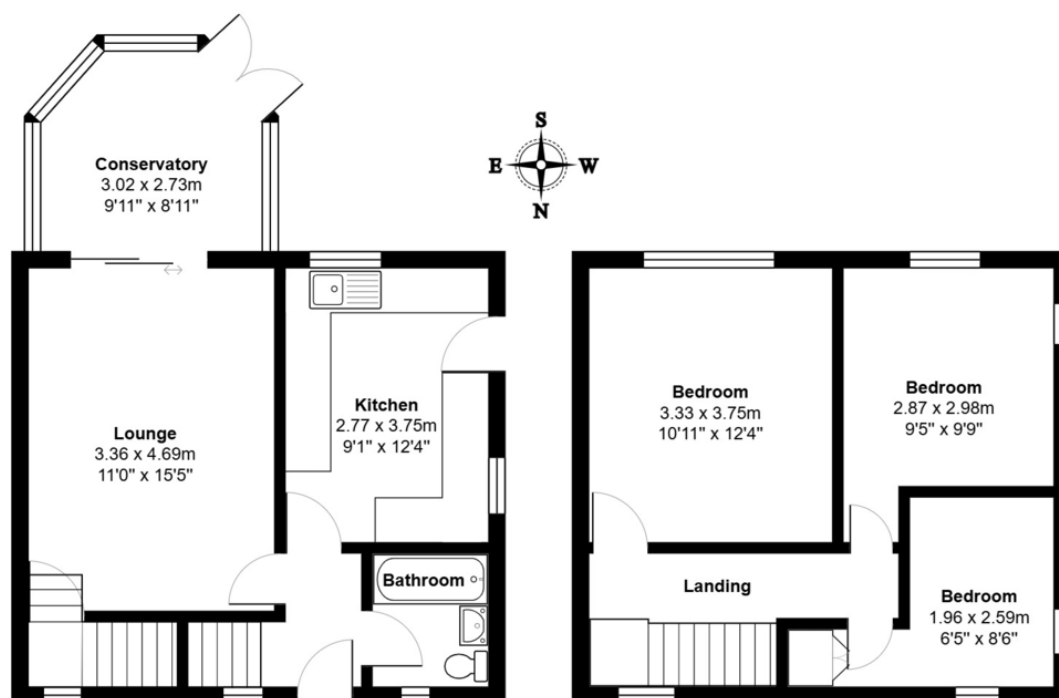
BATHROOM

Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over, extractor fan, tiled flooring, chrome heated towel rail, floor to ceiling tiled walls, double glazed window to front aspect.

STAIRS

Double glazed windows at bottom and top of stairwell, carpeted stairs and landing, loft hatch, doors to bedrooms.





Total Area: 80.6 m² ... 867 ft²

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 2

9' 9" x 9' 5" (2.97m x 2.87m) Carpeted flooring, radiator, dual aspect double glazed windows to rear and side aspects.

BEDROOM 3

8' 6" max x 6' 5" max (2.59m x 1.96m) Laminated flooring, dual aspect double glazed windows to front and side aspects, radiator, airing cupboard housing wall mounted gas boiler.

OUTSIDE

Block paved off road parking for 2 cars plus hard standing parking in front of dropped kerb, lawn area enclosed by picket fencing gate leading to rear garden with block paved pathway, lawn area all enclosed by fencing and hedging.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (£1,645.00).

NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour 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)		
61 Garrick Way IPSWICH IP1 5NF	Energy rating C	Valid until: 31 August 2036
		Certificate number: 8920-0115-0050-9001-1663

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

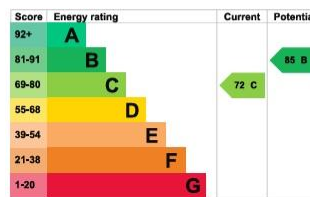
Properties can be let if they have an energy rating from A to E.

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) (<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



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

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