



6 Lambourne Road, Ipswich, IP1 6RX

Guide Price £260,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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ENTRANCE HALL

Front entrance door to entrance hall, radiator, storage cupboard and doors to Kitchen and Lounge/Diner

KITCHEN

10' 10" x 8' 6" (3.3m x 2.59m) Base and eye level cupboards and draws with rolltop work surface, 1 ½ sink drainer, with tiled walls, integrated extractor hood. space for oven, space for dishwasher and fridge/freezer, service hatch to dinning area, boiler, tiled effect flooring, radiator and UPVC window to front aspect and door to side.

LOUNGE/ DINER

20' 10" x 14' 11" (6.35m x 4.55m) UPVC double glazed windows to rear aspects, patio doors to rear garden, radiator x 2, TV point and stairs off.



LANDING

Loft hatch and doors to:

BEDROOM 1

15' 0" x 11' 8" (4.57m x 3.56m) UPVC double glazed windows to rear aspect, cupboard housing hot water tank and a radiator.

BEDROOM 2

13' 5" x 10' 10" (4.09m x 3.3m) UPVC double glazed window to front aspect and a radiator.

BEDROOM 3

10' 2" x 8' 8" (3.1m x 2.64m) UPVC double glazed window to rear aspect, cupboard and a radiator.

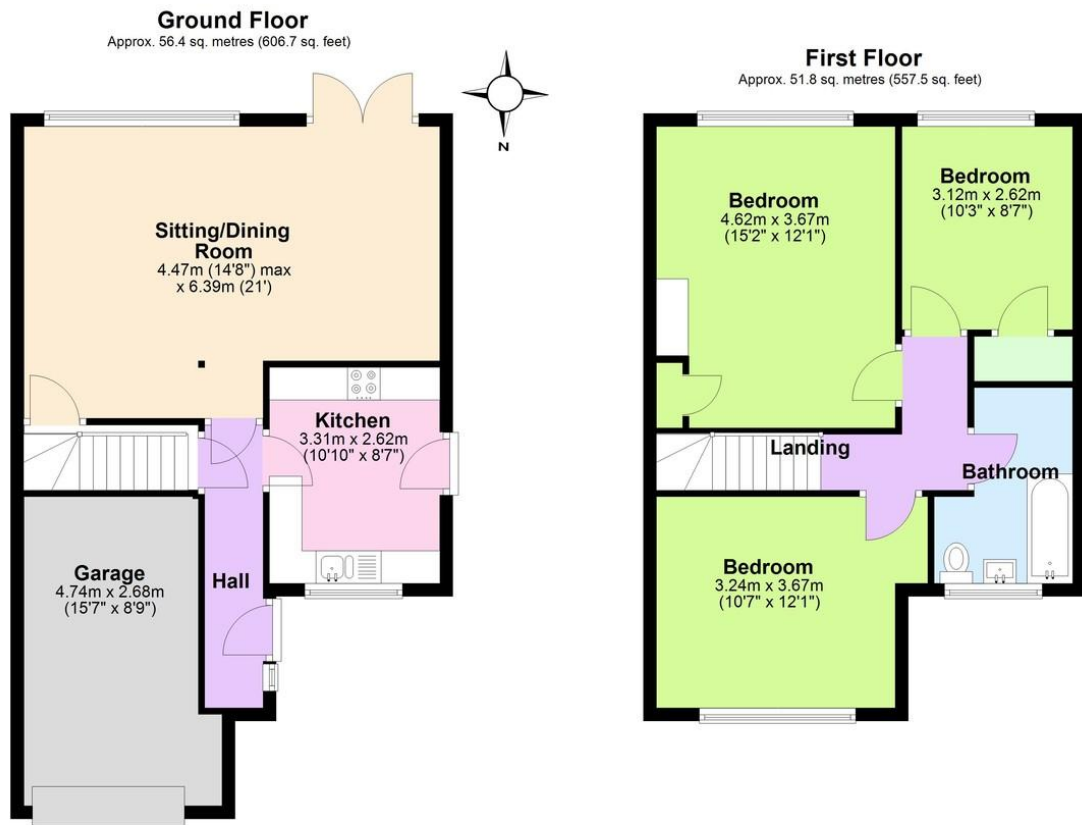
BATHROOM

Paneled bath, pedestal hand wash basin, low level WC, tiled walls and tiled effect flooring, radiator, UPVC window to front.

GARAGE

Up and Over garage door, with electric and lighting.





Total area: approx. 108.2 sq. metres (1164.2 sq. feet)

OUTSIDE

Front Garden with space for off road parking and an area of mature shrubs.

Rear Garden with a patio area, lawn and mature shrubs, fence enclosed with side access via a side gate.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194.00 PA (2026-2027)

NEAREST SCHOOLS (.GOV ONLINE)

Primary - Castle Hill Infant School (R to Year 2) Castle Hill Junior (Year 3 to Year 6)

Secondary - Ormiston Endeavour Academy

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)

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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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

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