



8 Dales View Road, Ipswich, IP1 4HL

Guide Price: £280,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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SUMMARY

We are delighted to offer for sale this extended, double bay fronted semi-detached home to the west of Ipswich. The accommodation comprises: entrance hall, 21ft kitchen/diner, lounge, stairs to first floor leading to 3 bedrooms, bathroom. Outside the driveway provides off road parking and there are maintained gardens to the front and rear. Further benefits include gas central heating, double glazing and there is easy access A14, local shops and bus services.

ENTRANCE HALL

UPVC front entrance door, stairs off with storage under, radiator and doors to-

LOUNGE

13' 9" x 11' 7" (4.19m x 3.53m) Bay window to front aspect, feature fireplace, wood style flooring, coving and radiator.

KITCHEN/DINER

21' 4" x 16' 11" (6.5m x 5.16m) Fitted kitchen comprising of base and eye level units, with a roll top worktop, sink drainer, tiled splash back, integrated double oven and gas hob, extractor hood, space for fridge and plumbing and space for washing machine and dishwasher. built in pantry, tiled flooring, windows to side aspect and sliding doors to rear aspect.

LANDING

Window to side aspect, loft access and doors to bedrooms and bathroom.

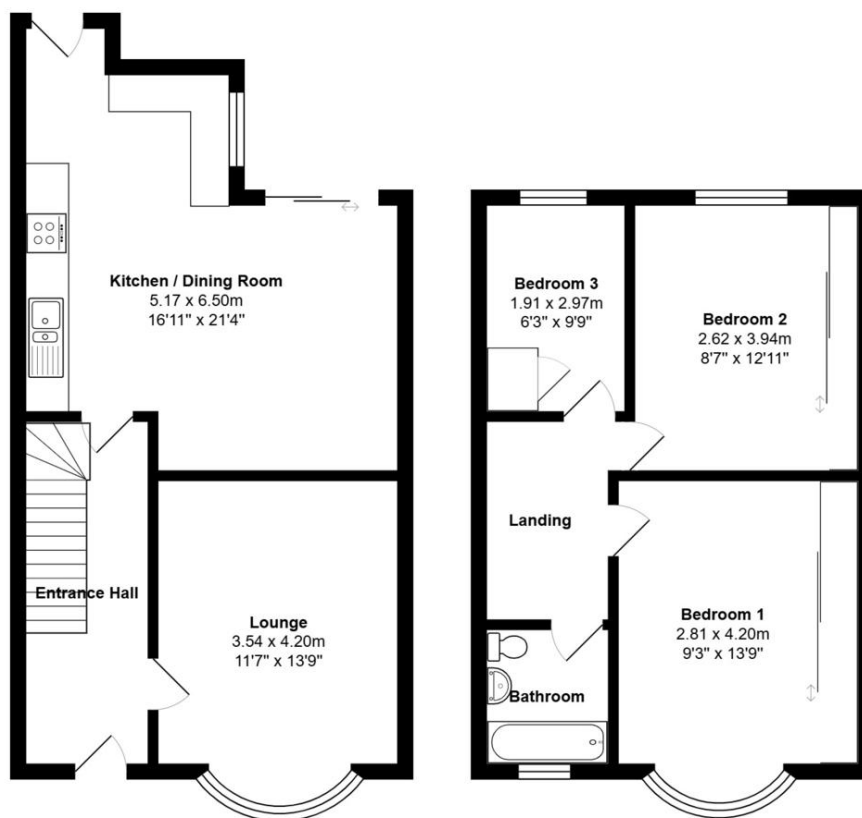
BEDROOM 1

13' 1" x 10' 4" (3.99m x 3.15m) Bay window to front aspect, built in wardrobes with sliding doors and a radiator.

BEDROOM 2

12' 11" x 10' 4" (3.94m x 3.15m) Window to rear aspect, built in wardrobes with sliding doors and a radiator.





FAMILY BATHROOM

White suite comprising of a panel bath with shower over, W.C and pedestal hand wash basin, tiled walls, heated towel rail and window to rear aspect.

BEDROOM 3

8' 1" x 6' 3" (2.46m x 1.91m) Window to rear aspect, storage cupboard and a radiator.

OUTSIDE

Front Garden - Paving for off road parking.

Rear Garden - Large rear garden, mostly laid to lawn with some mature shrubs, patio area and further decking area, with electric. Path to end of the garden with courtesy door to detached garage, fence enclosed.

GARAGE

Up and over door, power and lighting connected. access to the garage is via a lane to the side of the property.

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)

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.

NEAREST SCHOOLS

Primary - Springfield Infant School and Nursery -
Springfield Junior School

Secondary - Westbourne Academy

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p (2026-2027).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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

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