



3 Woodlands, Chelmondiston, Ipswich, Suffolk, IP9 1DT

Guide Price £245,000 Freehold

**ipswich &  
suffolk** estate  
agents

Part of the Your Ipswich Group

# 3 Woodlands, Chelmondiston, Ipswich, Suffolk, IP9 1DT.

NO ONWARD CHAIN - We are delighted to be offering for sale this 2 bedroom semi-detached bungalow located in the desirable Peninsula village of Chelmondiston. The bungalow comprises entrance porch, entrance hall, 2 double bedrooms, shower room with non slip flooring, open plan lounge/dining, modern style kitchen, double glazed windows throughout, electric heating, single garage with power & lighting connected, off road parking to front, established gardens front & rear. CALL TODAY TO BOOK YOUR VIEWING.

## ENTRANCE PORCH

UPVC double glazed door into entrance porch with double glazed window to front aspect, carpeted flooring, further door into entrance hall.



## ENTRANCE HALL

Carpeted flooring, electric heater, 2 door storage cupboard which houses hot water cylinder, doors to bedrooms, shower room, and dining area.



## BEDROOM 1

13' 6" x 10' 4" (4.11m x 3.15m)

Carpeted flooring, electric heater, double glazed window to front aspect.

## BEDROOM 2

11' x 9' (3.35m x 2.74m)

Carpeted flooring, electric heater, double glazed window to side aspect.



## SHOWER ROOM

Comprising low level WC, wash hand basin and electric shower, non slip flooring, Triton hot water heater, heated towel rail, extractor fan, double glazed window to side aspect.



## DINING AREA

8' 11" x 7' 6" (2.72m x 2.29m)

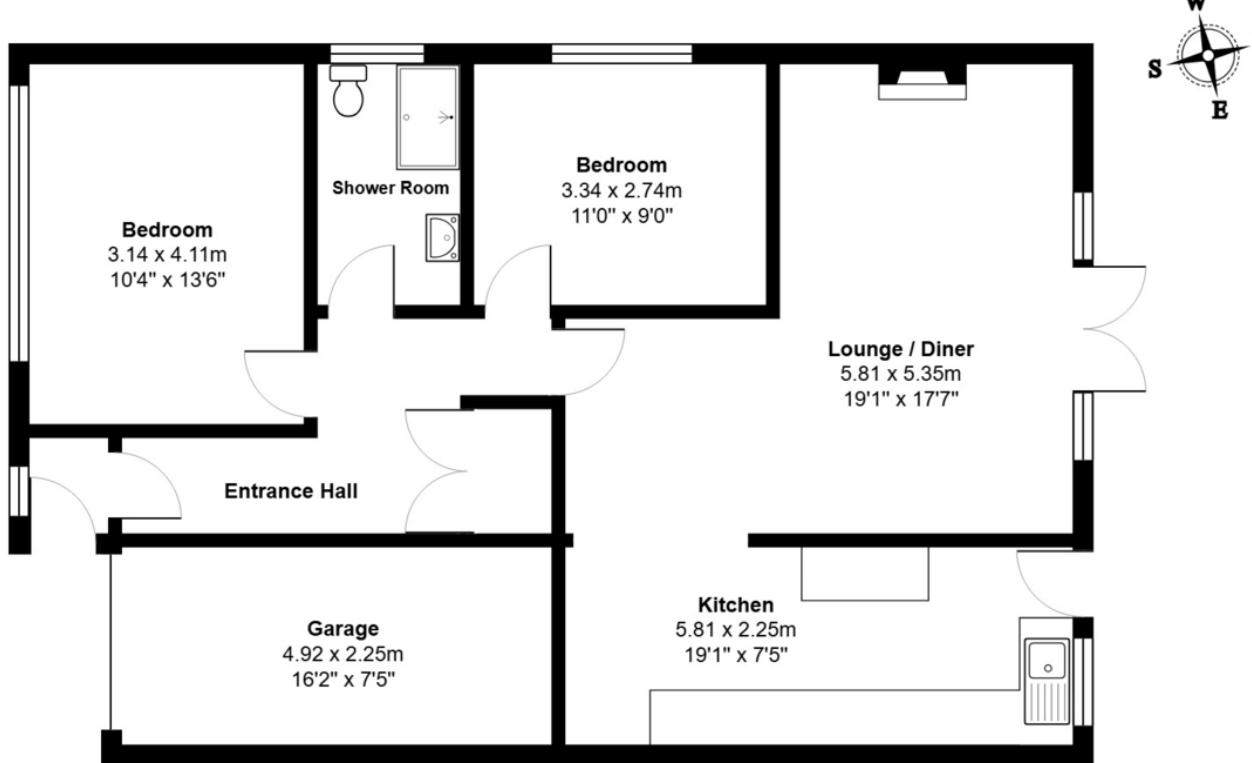
Vinyl floor covering, opening into kitchen & lounge, electric heater.

## LOUNGE

17' 3" x 10' 11" (5.26m x 3.33m)

Carpeted flooring, marble fireplace with electric with electric fire, electric heater, double glazed French doors to rear aspect with side panels.





Total Area: 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup>

## KITCHEN

19' 1" x 7' 3" (5.82m x 2.21m)

Matching cream coloured wall and base units with roll edge worktops, electric cooker, enamel, sink & drainer with swan neck mixer tap, plumbing for washing machine, space for fridge /freezer, extractor fan, double glazed door and window to rear aspect.

## GARAGE

16' 2" x 7' 5" (4.93m x 2.26m) Up & Over roller door, power & light connected.

## OUTSIDE

Off road parking to front, lawn with flower & shrub borders, side pedestrian access into rear garden which is mainly laid to lawn with flower and shrub borders, timber garden shed, patio at the bottom of the bottom of the garden, all enclosed by fencing.

## SERVICES

All mains services are connected (EXCEPT FOR GAS).

## COUNCIL

Babergh District Council, Council Tax Band C, £1,985.00p 2025-2026.

## NEAREST SCHOOLS

Chelmondiston C of E primary, Holbrook Academy secondary, and The Royal Hospital Independent School.

## 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.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### BROADBAND & MOBILE PHONE COVERAGE

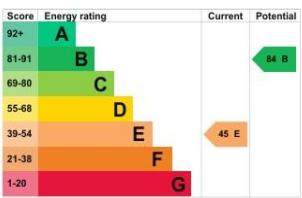
Broadband- To check the broadband coverage available in the area go to:

<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)

3 Woodlands Chelmondiston IP5 1DT	Energy rating <b>E</b>	Valid until: 3 July 2023																																
		Certificate number: 6537-1223-0200-0284-8206																																
Property type	Detached bungalow																																	
Total floor area	66 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is E. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
 <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td>84 B</td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td>45 E</td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B		84 B	69-80	C			55-68	D			39-54	E	45 E		21-38	F			1-20	G		
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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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