



11 Dhobi Place, Ipswich, Suffolk, IP1 4QA

Asking Price £310,000 Freehold

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

11 Dhobi Place, Ipswich, Suffolk, IP1 4QA

ENTRANCE HALL

Wood style flooring, stairs off, radiator and doors to:

KITCHEN

16' 2" x 7' 3" (4.93m x 2.21m) Base and eye level units with a oak effect worktop, splashback, sink drainer, intergrated, oven, gas hob, extractor hood, space for washing machine, tumble dryer and fridge/freezer, breakfast bar, understairs cupboard, door to rear car port and window to side aspect.

DINNING AREA

11' 2" x 8' 8" (3.4m x 2.64m) Bay fronted window to side and window to front aspect, wood style flooring, open to kitchen area.

LOUNGE

15' 9" x 10' 1" (4.8m x 3.07m) Wood style flooring, patio doors to rear garden, window to front aspect and a radiator.

CLOAKROOM

Window to front aspect, W.C., vanity unit with hand wash basin, half tiled walls and tiled flooring.

LANDING

Window to rear aspect and carpeted.

BEDROOM 1

12' 7" x 9' 6" (3.84m x 2.9m) Windows to side aspect, radiator and carpeted.

BEDROOM 2

12' 10" x 8' 9" (3.91m x 2.67m) Window to front aspect, radiator and carpeted.

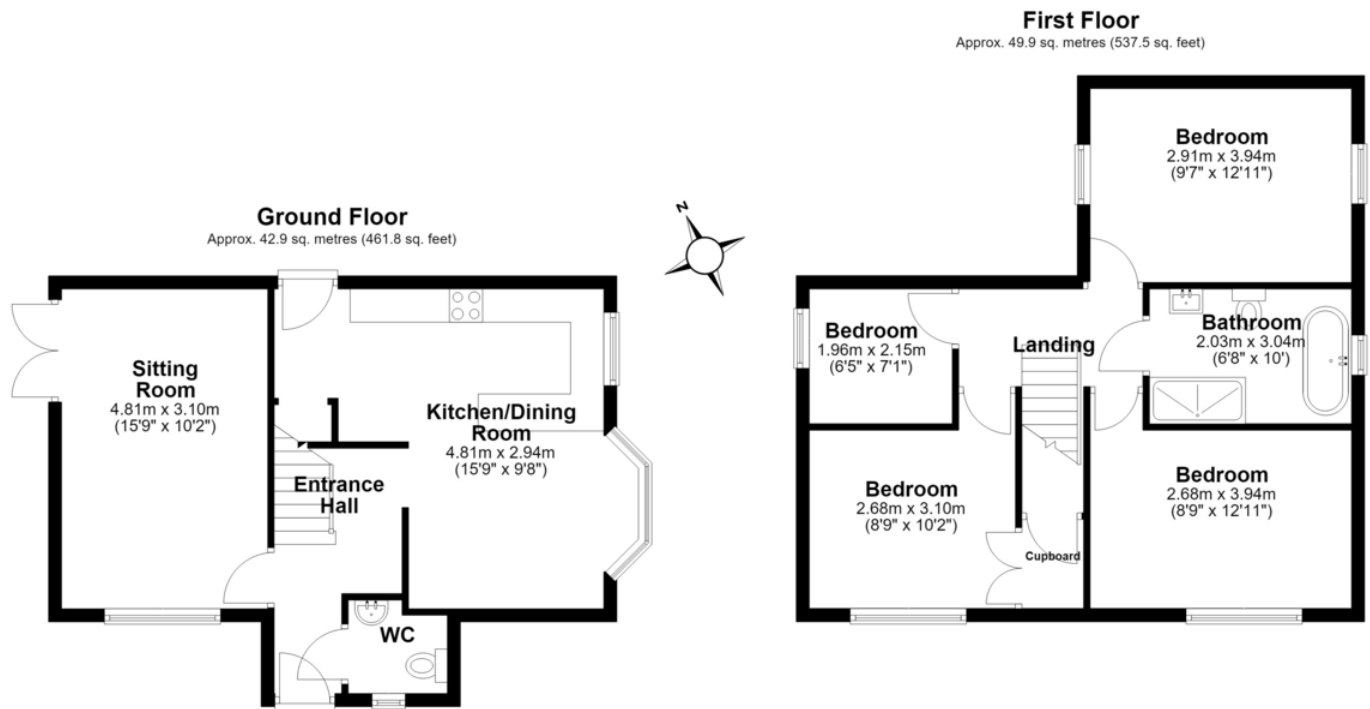
BEDROOM 3

10' 1" x 9' 1" (3.07m x 2.77m) Window to front aspect, radiator, carpeted and cupboard with storage and boiler.

BEDROOM 4

7' 1" x 6' 4" (2.16m x 1.93m) Window to front aspect, radiator and carpeted





BATHROOM

recently refurbished, free standing bath, walk in shower with rainfall shower and mobile shower heads, glass screen, vanity unit with stone worktop and insert wash hand basin with storage cupboards under, W.C., tiled flooring, half wall tiled, heated towel rail, double glazed window to side aspect, shaver socket, extractor fan.

OUTBUILDING

16' 11" x 8' 8" (5.16m x 2.64m) Currently used as a bar and entertainment area but could be a office or workshop, the space has a separate fuseboard with lighting and power.

OUTSIDE

The property is approached by a private block paved service road leading to a gated under cover carport and off road parking at the front.

Rear Garden, Landscaped with patio area, with path leading to outbuilding and further patio area with gazebo with hard roof, electric and lighting, artificial turf area with brick wall enclosed.

COUNCIL TAX

Ipswich Borough Council - Tax Band (D) £2,358.54

NEAREST SCHOOLS

Springfield infant and junior schools and Westbourne Academy

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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk

