



Rosehill Road, Ipswich, IP3 8EX

Price £175,000 Freehold

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

Rosehill Road, Ipswich, IP3 8EX

NO ONWARD CHAIN - THE PROPERTY REQUIRES REFURBISHMENT THROUGHOUT. Located to the east side of Ipswich in the Copleston high school catchment within walking distance to local shops and bus service. Arranged over two floor the property comprises two reception rooms, kitchen, ground floor bathroom, stairs to first floor leading to 3 bedrooms with a bedroom off a bedroom. South facing rear garden with room to extend subject to the necessary consents, front garden and off road parking at the bottom of the garden.

SITTING ROOM

12' x 10' 2" (3.66m x 3.1m) Composite front door into sitting room, carpeted flooring, window to front aspect, original tiled fire place door to stairwell.

STAIRWELL

Carpeted stairs to first floor connecting door to dining room.

DINING ROOM

12' x 10' 4" (3.66m x 3.15m) Carpeted flooring, radiator, window to rear aspect, original fire place, storage cupboard under stairs, door through to kitchen.

KITCHEN

10' x 6' (3.05m x 1.83m) Wall & base units with roll edge work tops, stainless steel sink unit with hot & cold mixer tap, Electric cooker (never been used) fridge freezer and washing machine all to remain, wall mounted gas boiler currently serving two radiators, window to side aspect, door to side aspect, doorway leading thorough to bathroom.



BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m) Comprising low level WC, wash hand basin and bath, radiator, window to side aspect.



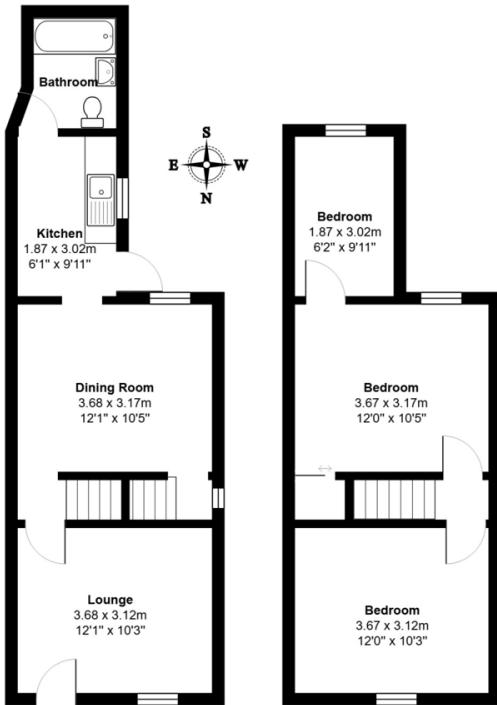
STAIRS

Carpeted stairs loft hatch, doors to bedrooms.

BEDROOM 1

12' x 10' 3" (3.66m x 3.12m) Carpeted flooring, window to front aspect, gas wall heated (not tested).





Total Area: 69.6 m² ... 750 ft²

BEDROOM 2

11' 11" x 10' 6" (3.63m x 3.2m) Carpeted flooring, window to rear aspect, built in storage cupboard, gas wall heater(not tested) door through to bedroom 3.

BEDROOM 3

9' 1" x 6' 1" (2.77m x 1.85m) Carpeted flooring, window to rear aspect.

OUTSIDE

Wall front garden, path leading to front door, side gate leading to South facing rear garden, off road parking at bottom of rear garden.

COUNCIL

Ipswich borough Council
Council Tax Band (B) £1,834.42

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Rosehill primary school, Copleston high 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.

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>



**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