



24 Woodcock Road, Ipswich, Suffolk, IP2 9NE

Guide Price: £220,000 Freehold

I confirm that I have read these particulars and verify the accuracy of the information therein.

Signature

Name in full

Signature

Name in full

Date

ipswich & suffolk estate agents
Part of the Your Ipswich Group

24 Woodcock Road, Ipswich, Suffolk, IP2 9NE.

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom semi-detached family home located to the South-West of Ipswich within walking distance to local schools, shops and bus service. The property is arranged over two floors comprising entrance porch, entrance hall, lounge, kitchen/breakfast, sun room, storage room, G/F shower room, first floor leading to 3 bedrooms, further benefits include gas central heating, double glazed windows, driveway providing off road parking for 3 cars, established and easy care front and rear gardens. **INSPECTION RECOMMENDED.**

HALLWAY

UPVC door into hallway, tiled flooring, double glazed window to side aspect, door into garden room and door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, doors to lounge, kitchen and shower room.

LOUNGE

15' 6" x 10' 11" (4.72m x 3.33m)

Carpeted flooring, radiator, 2 double glazed window to front aspect, fireplace with electric fire, storage cupboard under stairs.

KITCHEN/BREAKFAST ROOM

12' 6" x 9' 1" (3.81m x 2.77m)

Matching wall & base units with roll edge work tops, electric cooker, under counter fridge & freezer and washing machine to remain, vinyl floor covering, double glazed window & door to rear aspect, radiator.

SHOWER ROOM

Comprising low level WC, wash hand basin with storage cupboard under, shower cubicle with electric shower, floor to ceiling tiled walls, chrome heated towel rail, double glazed window to rear and side aspect.

GARDEN ROOM

11' 3" x 7' 1" (3.43m x 2.16m)

Off hallway door into garden room, door into storage room, double glazed window and door to side aspect into garden.

STORE ROOM

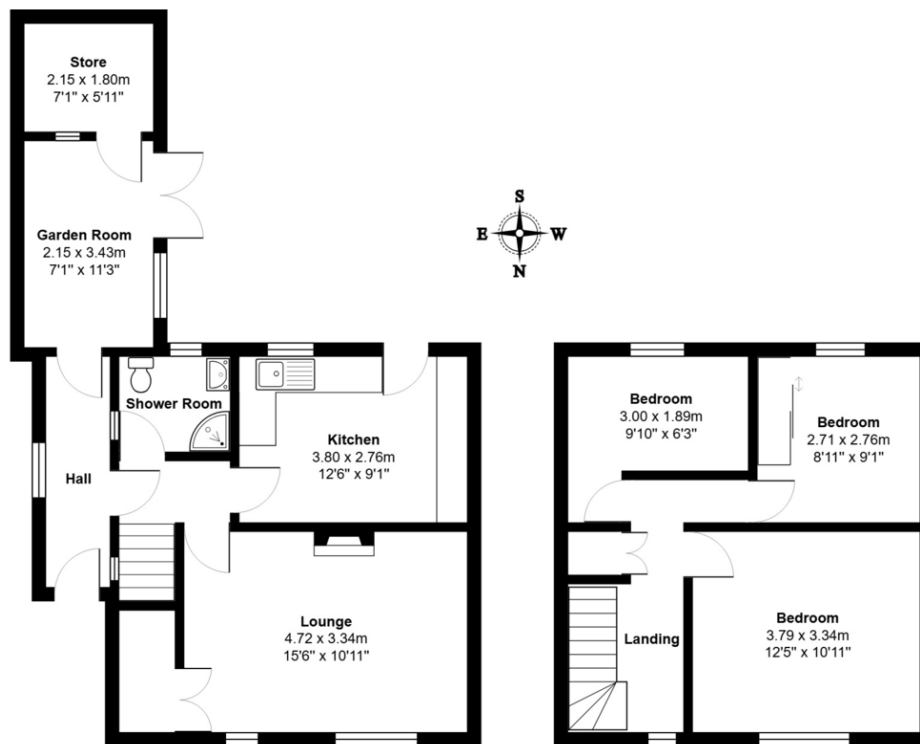
7' 1" x 5' 11" (2.16m x 1.8m)

Power & lighting connected.

STAIRS

Carpeted stairs and landing, double glazed window to front aspect at top of stairs, airing cupboard housing gas Baxi boiler, doors to bedrooms, loft hatch.





Total Area: 89.6 m² ... 965 ft²

BEDROOM 1

12' 5" x 10' 11" (3.78m x 3.33m)

Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 2

9' 1" x 8' 11" (2.77m x 2.72m)

Carpeted flooring, radiator, double glazed window to rear aspect, 2 door sliding wardrobe.

BEDROOM 3

9' 10" x 6' 3" (3m x 1.91m)

Carpeted flooring, radiator, double glazed window to rear aspect.

OUTSIDE

Off road parking for 3 cars, shingled front garden with flower borders, rear garden easy care with patio, shingled area, flower borders all enclosed by fencing.

COUNCIL

Ipswich Borough Council.

Council Tax Band (B) £1,834.42 (2025-2026).

SERVICES

We understand all mains services are connected.

SCHOOLS

The Willows primary school & Chantry Academy.

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)		
24 Woodcock Road IPSWICH IP2 9NE	Energy rating C	Valid until: 20 January 2036
		Certificate number: 8920-2197-0059-9009-1653

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C. It has the potential to be B.

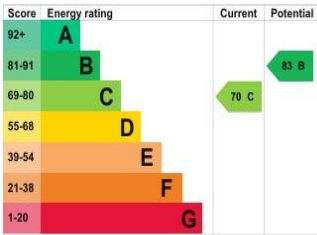
[See how to improve this property’s energy efficiency.](#)

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
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