



ipswich & suffolk



29 Bucklesham Road, Ipswich, IP3 8TH

Offers in excess of £410,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

29 Bucklesham Road, Ipswich, IP3 8TH

SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this detached bungalow located to outskirts of Ipswich, set along the desirable Bucklesham Road, with easy access to local shops, superstores, restaurants and Ransome's Euro Park. There is also easy access to the A12/A14. The bungalow comprises entrance, spacious lounge with multi fuel burner, steps up to dining area, fitted kitchen with access into integral garage, rear hall leading to 3 double bedrooms and family bathroom. There is double glazing throughout, electric heating, garage with off road parking for multiple cars, front garden approx 225ft in length, plus a good size rear garden. Planning permission to extend forward and upwards. Potential to build on the front garden, subject to the necessary consents.



STORM PORCH

Covered storm porch with double glazed door to entrance hall.

ENTRANCE HALL

Carpeted flooring, door into lounge.

LOUNGE

15' 1" x 13' 3" (4.6m x 4.04m) Carpeted flooring, electric heater, double glazed window to front aspect, double glazed French doors to side aspect, fire place with multi fuel burner, steps up to dining area.

DINING AREA

12' 9" x 12' 3" (3.89m x 3.73m) Carpeted flooring, electric heater, double glazed window to side aspect, door to rear hallway, opening into kitchen.



KITCHEN

12' 2" x 10' 7" (3.71m x 3.23m) Matching wall & base units with roll edge work tops, enamel sink and drainer, plumbing for washing machine, electric cooker, fridge/freezer to remain, extractor fan, double glazed window to side & front aspect, double glazed door into integral garage.

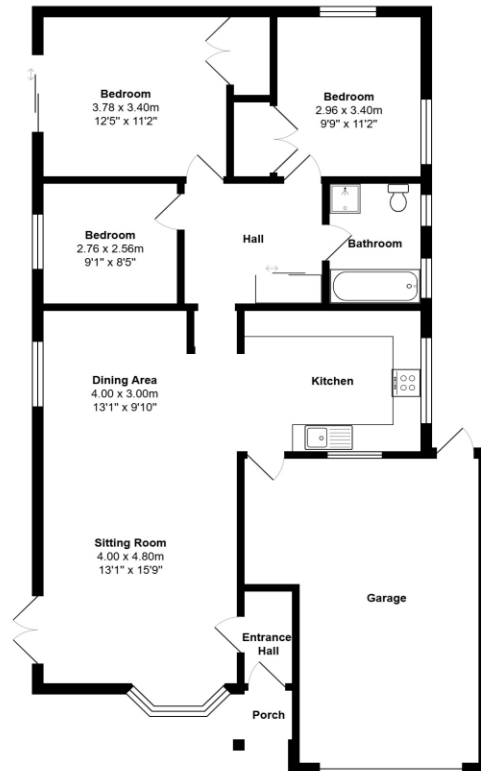
HALLWAY

Carpeted flooring, 2 door mirrored built in wardrobe, loft hatch, electric heater, doors to bedrooms and bathroom.

BEDROOM 1

14' 6" x 10' 7" (4.42m x 3.23m) Carpeted flooring, double glazed patio doors to side aspect, 3 door built in wardrobe.





BEDROOM 2

11' 6" x 10' 10" (3.51m x 3.3m) Carpeted flooring, electric heater, 2 door built in wardrobe, double glazed windows to side & rear aspect.

BEDROOM 3

9' 5" x 8' 3" (2.87m x 2.51m) Carpeted flooring, double glazed window to side aspect.

BATHROOM

Comprising low level WC, wash hand basin, bath and shower cubicle, floor to ceiling tiled walls, electric heater, extractor fan, carpeted flooring, 2 double glazed windows to side aspect.

GARAGE

20' 8" max x 15' 3" max (6.3m x 4.65m) Up & over roller door power & lighting connected, pedestrian door to rear garden, storage cupboards, steps up to kitchen door.

OUTSIDE

The front garden is approx 225 ft long with which is mainly laid to lawn, gravel driveway leading to multiple off road parking and garage, side pedestrian access with paved area to side of property extending to paved patio area for entertaining, raised lawn timber garden shed all enclosed by fencing.

COUNCIL

Ipswich Borough Council.
Council Tax Band (D) £2,468.25p.

SERVICES

We understand all mains services are connected (EXCEPT FOR GAS).

NEAREST SCHOOLS

Murrayfield 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.

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

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)			
29 Bucklesham Road IPSWICH IP3 8TH	Energy rating F	Valid until:	5 October 2031
		Certificate number:	2071-1160-5241-1317-8564
Property type		Detached bungalow	
Total floor area		98 square metres	



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

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