



5 Chelsea Close, Ipswich, Suffolk, IP1 6DE

Offers in excess of £295,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

We are delighted to offer for sale this beautifully presented extended, double bay fronted semi-detached home, set just off the favourable croft's development, in a quiet close. The accommodation comprises: entrance hall, 2 reception rooms, kitchen with walk-in pantry, utility room, G/F shower room, stairs to first floor leading to 3 bedrooms, cloakroom and bathroom. Outside the driveway provides off road parking and there are maintained gardens to the front and rear. Further benefits include gas central heating, double glazing and there is easy access to nearby schooling, shops and bus services.

ENTRANCE HALL

Composite door into entrance hall, stairs to first floor, two storage cupboards under stairs, LVT flooring, radiator, doors to lounge, dining and kitchen.

LOUNGE

12' 1" x 11' (3.68m x 3.35m) Carpeted flooring, double glazed bay fronted window to front aspect, fireplace with gas fire, radiator.

DINING ROOM

12' 1" x 10' 5" (3.68m x 3.18m) LVT flooring, double glazed French doors to rear aspect, radiator.

KITCHEN

9' 1" x 7' 5" (2.77m x 2.26m) Glossy fronted wall & base units with roll edge work tops, 4 ring gas hob with stainless steel extractor over, electric oven, inset ceramic sink with swan neck mixer tap, LVT flooring, double glazed window to side aspect, plumbing for dish washer, walk in shelved pantry, door into utility room.

UTILITY ROOM

Tiled flooring, work top plumbing for washing machine, space for tumble dryer, space for fridge/freezer, double glazed window to side aspect, double glazed French doors to rear aspect, door into shower room.

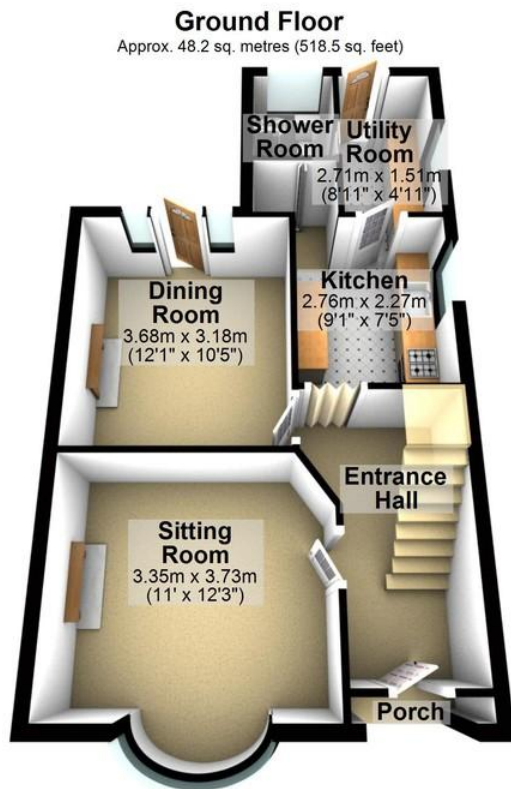
SHOWER ROOM

Comprising low level WC, wash hand basin with storage cupboards under, shower cubicle, double glazed window to rear aspect, extractor fan, tiled flooring, radiator.

STAIRS

Carpeted stairs & landing, loft hatch, double glazed window to side aspect at top of stairwell, doors to bedroom, bathroom & cloakroom.





BEDROOM 1

11' x 10' 8" (3.35m x 3.25m) Carpeted flooring, double glazed bay window to front aspect, radiator, 4 built in wardrobe plus further storage cupboard.

BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.18m) LVT flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe.

BEDROOM 3

9' 1" x 7' 5" (2.77m x 2.26m) Carpeted flooring, double glazed window to rear aspect, radiator, airing cupboard housing hot water cylinder.

BATHROOM

Comprising hand basin and bath with electric shower over, chrome heated towel rail, double glazed window to front aspect.

CLOAKROOM

Low level WC, tiled flooring, double glazed window to side aspect.

OUTSIDE

Block paved off road parking for multiple cars, front lawn block paved driveway leading to rear garden which is mainly laid to lawn, flower border, patio area pergola area for entertaining, garden all enclosed by fencing.

SERVICES

We understand all mains services are connected and there is an outside power supply and water tap.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p (2026-2027).

NEAREST SCHOOLS

Castle Hill Primary School & Westbourne 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.

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

5, Chelsea Close, IPSWICH, IP1 6DE

Dwelling type: Semi-detached house
Date of assessment: 17 January 2019
Date of certificate: 19 January 2019

Reference number: 0323-2853-7191-9991-7465
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,430
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 210 over 3 years	
Heating	£ 1,755 over 3 years	£ 1,674 over 3 years	
Hot Water	£ 396 over 3 years	£ 240 over 3 years	
Totals	£ 2,430	£ 2,124	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current: 66 Potential: 80



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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