



21 Congreve Road, Ipswich, IP1 6AH

Guide Price £350,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - Ipswich & Suffolk estate agents are delighted to be offering for sale this beautiful 4 bedroom extended semi-detached family home located to the North-West of Ipswich just off the Crofts development close to local schools, shops, bus service and play area. Arranged over two floors the property comprises entrance hall, lounge, modern kitchen/dining, 4 double bedrooms plus dressing room, ensuite and family bathroom. Further benefits include double glazing throughout, gas central heating, off road parking, covered carport, garage, garden room, established front & rear gardens. NOT TO BE MISSED CALL TODAY.

ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge and kitchen/dining.

LOUNGE

16' x 10' 10" (4.88m x 3.3m) Laminate flooring, built in oak units, electric wall convactor heater, radiator, double glazed window to front aspect.

KITCHEN/DINER

17' 3" x 11' 8" (5.26m x 3.56m) Modern fitted matching wall and base units with roll edge worktops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, electric cooker point, double glazed window and patio doors to rear aspect, larder cupboard, radiator, double glazed door to side aspect.

STAIRS

Carpeted stairs and landing which splits at top of stairwell with doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 11' 1" (3.89m x 3.38m) Laminate flooring, loft hatch, radiator, double glazed window to side aspect, door into en-suite shower room.

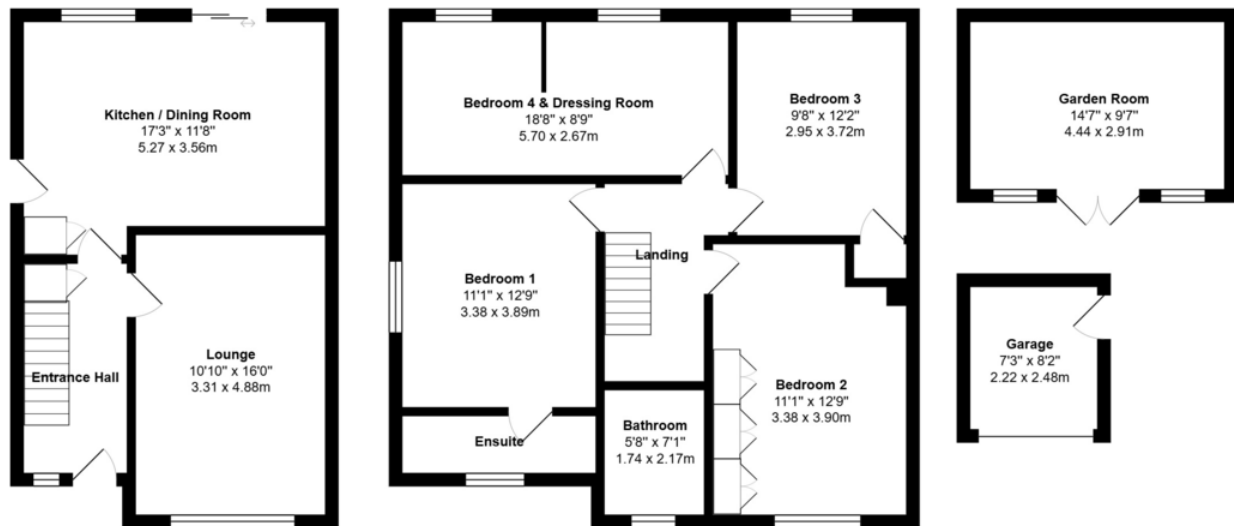
EN-SUITE

Low level WC, wash hand basin and shower cubicle, laminate flooring, extractor fan, double glazed window to front aspect, chrome heated towel rail.

BEDROOM 2

12' 9" x 11' 1" (3.89m x 3.38m) Laminate flooring, radiator, built in wardrobes, double glazed window to front aspect.





Total Area: 1458 ft² ... 135.4 m²

All measurements are approximate and for display purposes only

BEDROOM 3

12' 2" x 9' 8" (3.71m x 2.95m) Laminate flooring, 2 door mirrored built in wardrobe, airing cupboard with hot water cylinder, radiator, double glazed window to rear aspect.

BEDROOM 4 & DRESSING ROOM

18' 8" x 8' 9" (5.69m x 2.67m) Dressing room with laminate flooring, radiator, built in wardrobe, double glazed window to rear aspect, step down to bedroom 4 with laminate flooring, radiator, double glazed window to rear aspect.

GARDEN ROOM

14' 7" x 9' 7" (4.44m x 2.92m) Laminate flooring, double glazed doors and windows, 2 electric heaters.

GARAGE

8' 2" x 7' 3" (2.49m x 2.21m) Up & over roller door, power & lighting connected side pedestrian door.

OUTSIDE

Brick wall to front with established slate front garden with shrub borders, driveway with off road parking, double gates to covered carport providing further off road parking, mature well established rear garden with lawn slate covered flower & shrub borders, paved patio area further slate area at the bottom of garden for table & chairs for relaxing cuppa tea, lean too storage shed with bin store beside, rear garden all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

NEAREST SCHOOLS

Castle Hill infant & junior schools & Ormiston Endeavour 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.

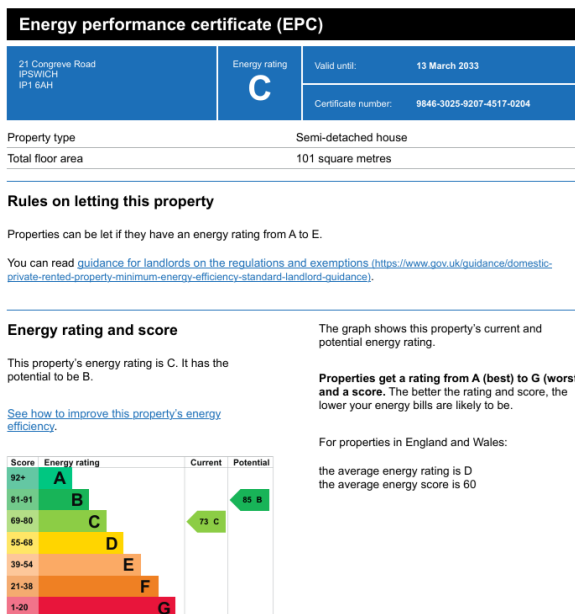
BROADBAND & MOBILE PHONE COVERAGE

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>



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