







2 Maybury Road, Ipswich, IP3 9NW | Guide Price £200,000 Freehold

I approve the draft sales sales particulars

Name……

Signed……

Date……

ipswich & suffolk estate agents

Part of the Your Ipswich Group

2 Maybury Road, Ipswich, IP3 9NW

SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this extended 3 bedroom semi-detached family house. The property comprises: an entrance hall, lounge/diner and kitchen/diner on the ground floor and 3 bedrooms and a bathroom to the first floor. The property benefits from mostly double glazing throughout, gas central heating, off road parking, rear garden, and is close to local shops, schools and bus service.



ENTRANCE HALL

Front entrance door into entrance hall, stairs to first floor, carpeted flooring, storage cupboards and seating nook under stairs, doors to lounge and kitchen/dining room.

LOUNGE

22' 4" x 9' 8" (6.81m x 2.95m) Carpeted flooring, double glazed bay window to front aspect, radiators, fire place and surround, double doors to kitchen/dining room.



KITCHEN/DINER

20' 11" x 15' 7" (6.38m x 4.75m) MAX L Shaped space, matching wall & base units with roll edge worktops, sink and drainer, integrated oven and hob, plumbing and space for washing machine, space for fridge/freezer, radiator, boiler, tiled flooring, double glazed windows to side & rear aspect plus patio doors to rear aspect.

LANDING

Doors to bedrooms and bathrooms, loft hatch and window to side aspect over stairs.

BEDROOM 1

10' 6" x 10' 6" (3.2m x 3.2m) Bay window to front aspect, built in wardrobes, draws and cupboards, carpeted and radiator.

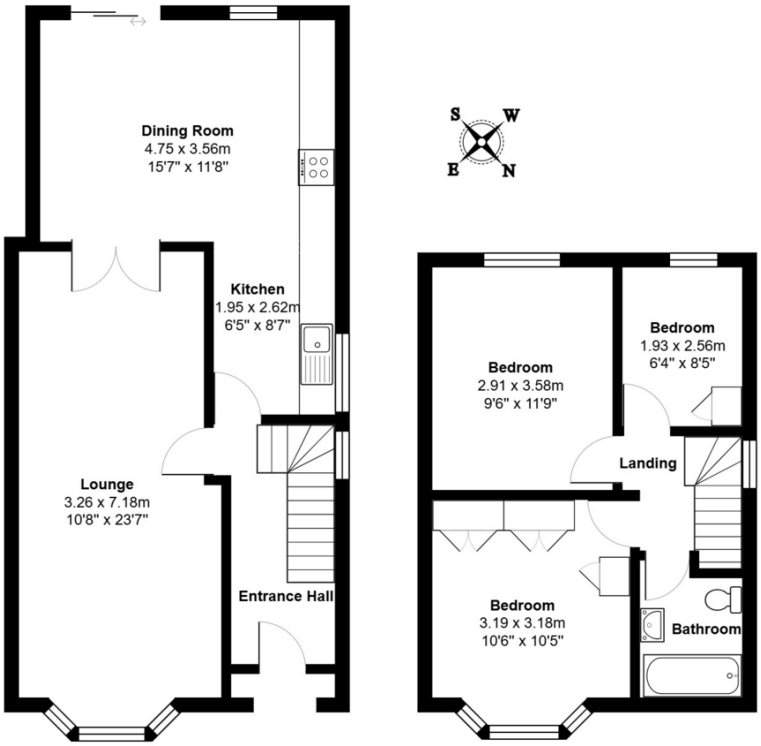


BEDROOM 2

11' 5" x 9' 8" (3.48m x 2.95m) Window to rear aspect, built in wardrobes, wood floor boards and radiator.

BEDROOM 3

8' 3" x 6' 2" (2.51m x 1.88m) Window to rear aspect, built in bed, cupboard housing hot water tank, carpeted and radiator.



Total Area: 90.2 m² ... 971 ft²

BATHROOM

Comprising of a panel bath with shower over and screen, low level WC, vanity unit with wash hand basin, mirror, double glazed window to front aspect and a heated towel rail.

REAR GARDEN

Mature garden, shrubs and bushes, patio area with path leading down the garden to a shed.

FRONT GARDEN

Brick front wall with driveway and path leading to front door, mature shrubs and lawn area.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,919.75 PA (2026-2027)

NEAREST SCHOOLS (.GOV ONLINE)

Primary - Sir Bobby Robson School
Secondary - Ipswich Academy

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

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

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.









VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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