



160 Waveney Road, Ipswich, IP1 5DG

Asking Price £199,995 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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ENTRANCE HALL

UPVC front entrance door to entrance hall, tiled flooring, gas and electric meters in cupboard and door to lounge/diner

LOUNGE/ DINER

21' 1" x 13' 9" (6.43m x 4.19m) Full height window to front aspect, 2 x radiators, insert spot lights, TV Point, carpeted, stairs off and door to kitchen/breakfast room.

KITCHEN/ BREAKFAST ROOM

13' 9" x 12' 5" (4.19m x 3.78m) Kitchen comprises of base and eye level cupboards and drawers with roll top work surfaces and splashback, sink drainer, integrated double oven, gas 5 burner hob and extractor hood. Space for fridge/freezer and plumbing for and washing machine and dishwasher, unit housing the boiler, radiator and insert pot lights, external door to rear, window to rear.

LANDING

Radiator, loft hatch, window to front aspect and doors to bedrooms and family bathroom.

BEDROOM 1

13' 8" x 9' 9" (4.17m x 2.97m) Window to front aspect, carpeted and radiator.

BEDROOM 2

12' 5" x 8' 8" (3.78m x 2.64m) Window to rear aspect, storage cupboard. carpeted and radiator.

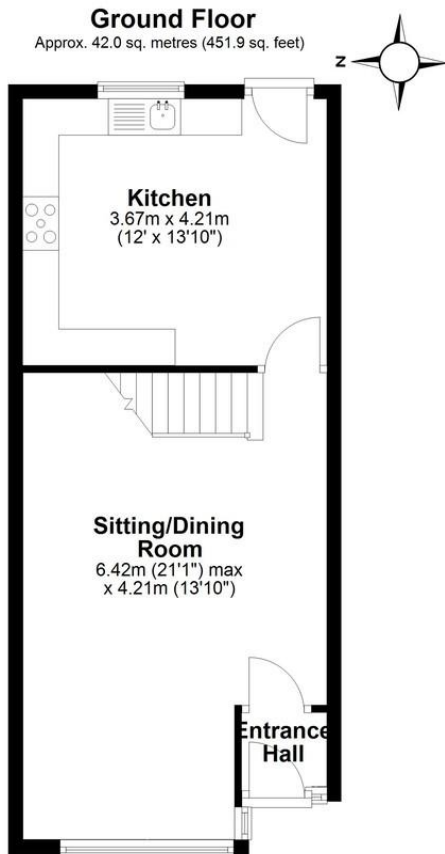
BEDROOM 3

9' 8" x 7' 7" (2.95m x 2.31m) High vaulted ceiling, high window to front aspect, carpeted and radiator.

FAMILY BATHROOM

White suite comprising of a panel bath with folding screen and hand held shower head, pedestal hand wash basin, W.C, heated towel rail, window to rear aspect, tile effect flooring, shaver point and extractor.





Total area: approx. 84.9 sq. metres (913.8 sq. feet)

OUTSIDE

Front garden with path to front door and single area with mature shrubs.

Rear garden with patio area, path to rear access via a gate, fence enclosed.

Garage in nearby block with a up and over door.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Primary - Whitehouse Community Primary School

Secondary - Westbourne 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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