



Ashmere Grove, Ipswich, IP4 2RE

Guide Price £225,000 Freehold

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NO ONWARD CHAIN - This end of terraced family home which has been updated by the current owners in the past 12 months including new kitchen, new flooring throughout, re-wired, replastering and decorating along with new fencing to front & side. Located in the Northgate school catchment within easy walk into town, local shops and bus service. Arranged over two floors comprising entrance two reception rooms kitchen, G/F bathroom, stairs to 3 double bedrooms, gas centrally heated, double glazed throughout, front and rear garden, detached garage.

ENTRANCE

UPVC door into entrance hall stairs to first floor, doors to lounge and dining room.

LOUNGE

14' 9" x 11' 6" (4.5m x 3.51m) Carpeted flooring, dual aspect double glazed windows to front and side, radiator.

DINING ROOM

14' 9" x 11' 8" (4.5m x 3.56m) Carpeted flooring, dual aspect double glazed windows to front and side, radiator, cupboard under stairs, door through to kitchen.

KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m) Matching wall & base units with work tops, electric hob with extractor over and electric oven, wall mounted gas boiler, double glazed window and door to side aspect, door into bathroom.

BATHROOM

9' 1" x 8' 5" (2.77m x 2.57m) Comprising low level WC wash hand basin and bath, vinyl floor covering, double glazed window to side aspect.

STAIRS

Carpeted stairs and landing, doors into bedrooms.

BEDROOM 1

14' 9" x 11' 6" (4.5m x 3.51m) Carpeted flooring, dual aspect double glazed windows to front and side, radiator, door to walk in wardrobe with loft hatch double glazed window to side aspect.

BEDROOM 2

11' 8" x 10' 7" (3.56m x 3.23m) Carpeted flooring, radiator, double glazed window to side aspect.

BEDROOM 3

10' 4" x 8' 6" (3.15m x 2.59m) Carpeted flooring, double glazed window to side aspect, radiator.





Total Area: 99.8 m² ... 1074 ft²

OUTSIDE

New fencing to front garden, side gate into rear garden crazy paved area, flower borders. detached garage to the rear of the garden with up & over roller door.

GARAGE

14' 10" x 8' 10" (4.52m x 2.69m) Up & over roller door.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,919.75

NEAREST SCHOOLS

St Helens primary school & Northgate 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.

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AGENT'S STAMP DUTY NOTE Please be advised that as of the 1st of April 2025, the government is chang

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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.

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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)

Ashmere Grove IPSWICH IP4 2RE	Energy rating D	Valid until: 16 August 2034
		Certificate number: 2519-6184-3002-0098-9606
Property type	Semi-detached house	
Total floor area	100 square metres	

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>



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