



33 Surbiton Road, Ipswich, IP1 4AX

Offers in excess of: £125,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

33 Surbiton Road, Ipswich, Suffolk, IP1 4AX

SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 2 bedroom mid-terraced house located to the West of Ipswich close to local shops, schools and bus service. The property does require refurbishment and updating, is arranged over two floors and briefly comprises: lounge, dining, kitchen, cloakroom, stairs to two first floor double bedrooms and bathroom. Outside are front and rear gardens, there is gas central heating and the property is partially double glazed. DONT MISS OUT BOOK YOUR APPOINTMENT TODAY.

AGENTS NOTE

There has been some issues with the drain to the rear, which has been resolved, we are waiting for any documentation regarding this from our client.

ENTRY

Into lounge.

LOUNGE

11' x 10' 4" (3.35m x 3.15m) Carpeted flooring, radiator, fireplace, window to front aspect, door to staircase.

DINING ROOM

10' 11" x 10' 4" (3.33m x 3.15m) Carpeted flooring, radiator, double glazed window to rear aspect, walk in cupboard under stairs, door into kitchen.

KITCHEN

9' 2" x 6' 4" (2.79m x 1.93m) Matching wall and base units with roll edge worktops, stainless steel sink & drainer with plumbing for washing machine, electric hob with extractor over electric oven, space for under counter fridge & freezer, double glazed window and door to side aspect, door to cloakroom.

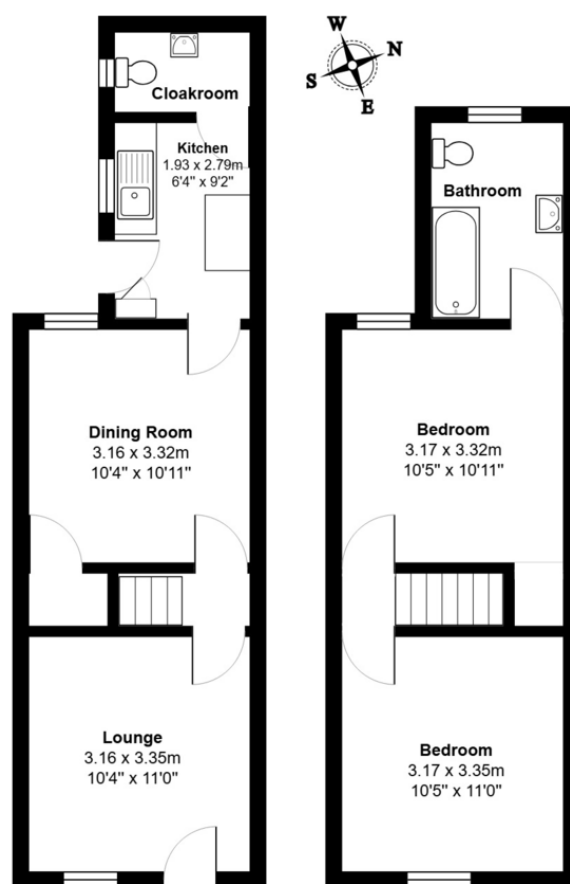
CLOAKROOM

Low level WC, wash hand basin, extractor fan, chrome heated towel rail, double glazed window to side aspect.

STAIRS

Carpeted stairs leading to bedrooms.





Total Area: 62.7 m² ... 675 ft²

BEDROOM 1

11' x 10' 5" (3.35m x 3.18m) Carpeted flooring, radiator, original fireplace, window to front aspect.

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m) Carpeted flooring, radiator, original fireplace, double glazed window to rear aspect, door to bathroom.

BATHROOM

9' 4" x 6' 2" (2.84m x 1.88m) Comprising low level WC, wash hand basin and bath, double glazed window to rear aspect, wall mounted Vaillant gas boiler, radiator, exposed floor boards.

OUTSIDE

Enclosed front garden, rear garden with deck area, all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band (A) £1,645.50p.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Springfield infant & junior schools & 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

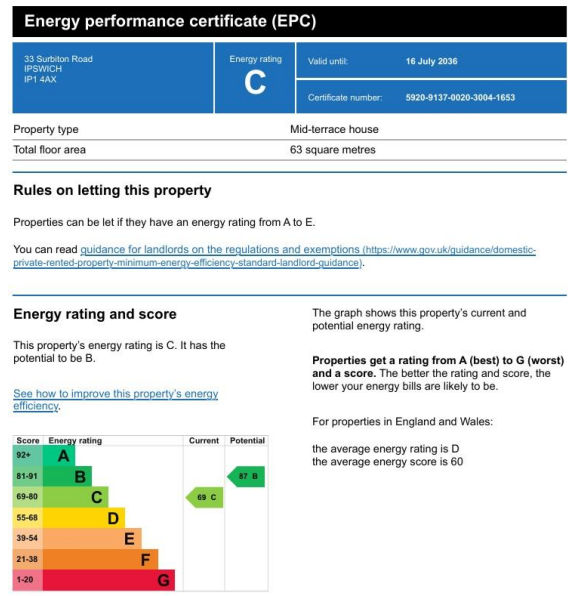
BROADBAND & MOBILE PHONE COVERAGE

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>



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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