

8 Porter Road, Purdis Farm, Ipswich, IP3 8UY

Guide Price £140,000 Leasehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - We are delighted to be offering for sale this 2 bedroom first floor apartment located to the East of Ipswich on the sought after Purdis Farm development close to local shops, stores, restaurants, bus service and petrol station with easy access to A12 trunk road. Comprising communal entrance hall with well maintained stairs to all floors, entrance hall, 2 bedrooms, lounge/dining, kitchen and bathroom. The apartment benefits from double glazed windows, electric heating and allocated parking, ideally suited to FTB or investment. BOOK YOUR APPOINTMENT TO VIEW.

COMMUNAL ENTRANCE HALL

Well maintained communal area's, carpeted stairs to first floor leading to door into entrance hall.

ENTRANCE HALL

Carpeted flooring, built in book case/shelving, airing cupboard with pressurised hot water cylinder, doors to bedrooms, bathroom, and lounge/dining.

LOUNGE/ DINING

13' 2" x 10' 7" (4.01m x 3.23m) Carpeted flooring, modern electric heater, double glazed dual aspect windows to side and rear aspect, door into kitchen.

KITCHEN

10' 6" x 6" (3.2m x 1.83m) Modern white glossy wall & base units with roll edge work tops, inset sink with pull down hot & cold water tap, integrated dish washer, fridge/freezer, electric hob with stainless steel extractor hood over, ceramic tiled flooring, double glazed window to front aspect.

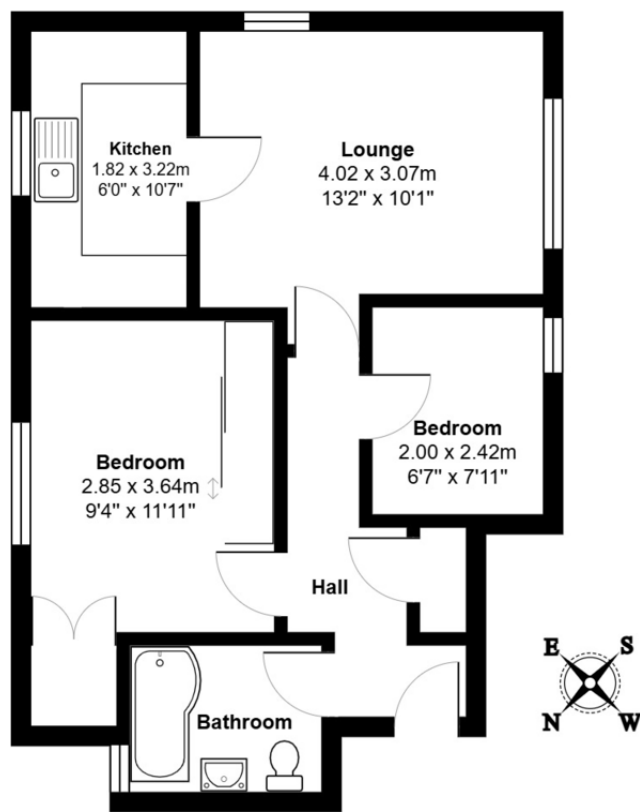
BEDROOM 1

12' x 9' 6" max (3.66m x 2.9m) Carpeted flooring, 3 door mirrored wardrobe, 2 door built in wardrobe, double glazed window to front aspect, electric heater.

BEDROOM 2

8' 1" max x 6' 6" (2.46m x 1.98m) Carpeted flooring double glazed window to rear aspect.





Total Area: 48.1 m² ... 517 ft²

BATHROOM

Modern fitted low level WC, wash hand basin with storage cupboards under, bath with electric shower over, chrome heated towel rail, tiled flooring, double glazed window to front aspect.

ALLOCATED PARKING SPACE

One allocated parking space.

LEASE DETAILS

151 Years remaining on the lease. Service charge £1,278.18p. Includes communal cleaning, electric for communal areas, buildings insurance and general repairs & maintenance. No ground rent.

COUNCIL

East Suffolk Council, Council Tax Band (A) £1,493.91p.

SERVICES

All mains services are connected except for (GAS).

NEAREST SCHOOLS

Ravenswood CP school & Ipswich 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 & 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>

Energy performance certificate (EPC)			
8 Porter Road Purdis Farm IPSWICH IP3 8UY	Energy rating C	Valid until:	8 April 2036
		Certificate number:	0049-1209-5006-3116-1104
Property type	Mid-floor flat		
Total floor area	48 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.			
See how to improve this property's energy efficiency.			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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