



28 Stratford Road, Ipswich, IP1 6EF

Guide Price £290,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this extended semi-detached family home offering enclosed entrance porch, entry hall, open plan lounge/dining room, extended kitchen/breakfast room, stairs to first floor leading to 3 double bedrooms and family bathroom. Off road parking to front, mature rear garden with covered patio area. There is double glazing and gas central heating. **EARLY INSPECTION RECOMMENDED.**

ENCLOSED PORCH

Tiled flooring, door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, double glazed window to side aspect cupboard under stairs, door to lounge/dining and kitchen.

LOUNGE AREA

13' 5" x 11' 6" (4.09m x 3.51m) Carpeted flooring, double glazed window to front aspect, radiator, log effect gas fire, opening into dining area.

DINING AREA

11' 7" x 11' 6" (3.53m x 3.51m) Carpeted flooring, radiator, double glazed French doors to rear covered patio area.

KITCHEN/BREAKFAST ROOM

17' 10" max x 9' 6" max (5.44m x 2.9m) Modern fitted wall & base units with roll edge worktops, electric cooker with stainless steel extractor over, inset ceramic sink & drainer with mixer tap, plumbing for washing machine, wall mounted Baxi gas boiler, 2 double glazed windows to side aspect, double glazed door to side aspect, laminate flooring, breakfast area double glazed window to rear aspect and space for fridge/freezer.

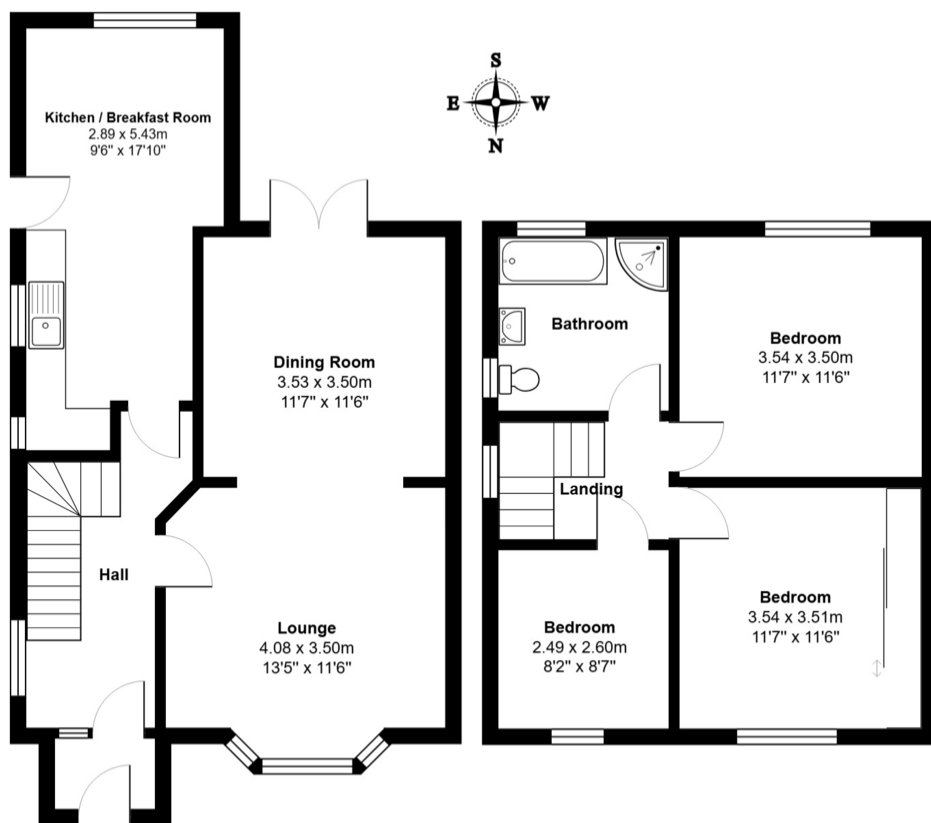
STAIRS

Carpeted stairs and landing, double glazed window to side aspect on landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

11' 7" x 11' 6" (3.53m x 3.51m) Carpeted flooring, radiator, double glazed window to front aspect, 4 door mirrored built in wardrobe.





Total Area: 99.5 m² ... 1071 ft²

BEDROOM 2

11' 7" x 11' 6" (3.53m x 3.51m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

8' 5" x 8' 2" (2.57m x 2.49m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

8' 7" x 8' 6" (2.62m x 2.59m) Comprising low level WC, wash hand basin with storage under, bath and shower cubicle, vinyl floor covering, chrome heated towel rail, extractor fan, double glazed window to front rear aspect.

OUTSIDE

Block paving providing off road parking, front lawn with hedging to front, side pedestrian access leading to rear garden lawn and central path leading to timber garden shed, covered patio area, flower and shrub borders all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

NEAREST SCHOOLS

St Pancras Catholic school and 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

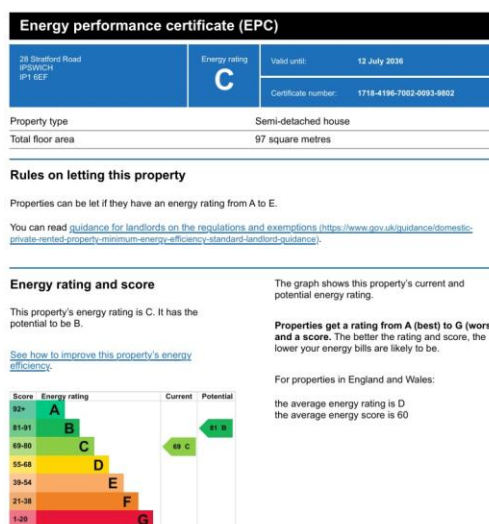
BROADBAND & MOBILE PHONE COVERAGE

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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