



125 Stowmarket Road, Great Blakenham, Suffolk, IP6 0LU

Guide Price £230,000 Freehold

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

125 Stowmarket Road, Great Blakenham,

Ipswich, Suffolk, IP6 0LU

SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom semi-detached property in need of some updating, with the potential to extend (subject to the necessary consents). Located on to the edge of village of Great Blakenham, just a short drive to local shops inc. Tesco Express, schools in Claydon, a short walk to the Chequers restaurant and bus service, which pass the property to Ipswich & Needham Market. The accommodation comprises: entrance hall, lounge/dining, kitchen, G/F bathroom, stairs to first floor leading to 3 bedrooms with a cloakroom to bedroom 3. Benefits include double glazing throughout and gas central heating. There is a variety of outbuildings, greenhouse, off road parking for numerous vehicles, with good size gardens to the front & rear. **MUST BE VIEWED.**

ENTRANCE HALL

Carpeted flooring, stairs to first floor, door to lounge/dining room.

LOUNGE/ DINING

Carpeted flooring, dual aspect double glazed windows to front and rear aspect, 2 brick fire places with coal effect gas fires one provided back boiler for central heating, 2 walk in storage cupboards, door through to kitchen.

KITCHEN

Matching wall & base units with roll edge worktops, 4 ring gas hob with extractor over, electric oven, stainless steel sink & drainer with hot & cold mixer tap, tiled flooring, radiator, double glazed door and window to side aspect, door into lobby area with worktop plumbing for washing machine, wall mounted gas boiler for hot water, door to bathroom.

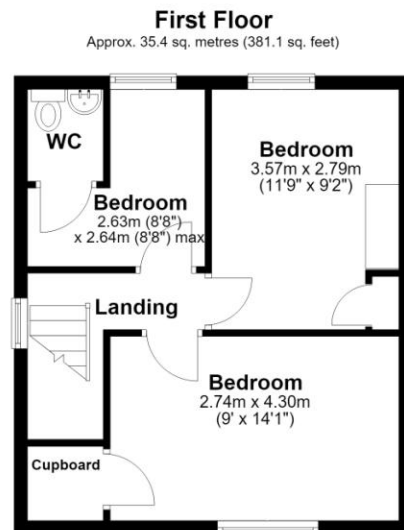
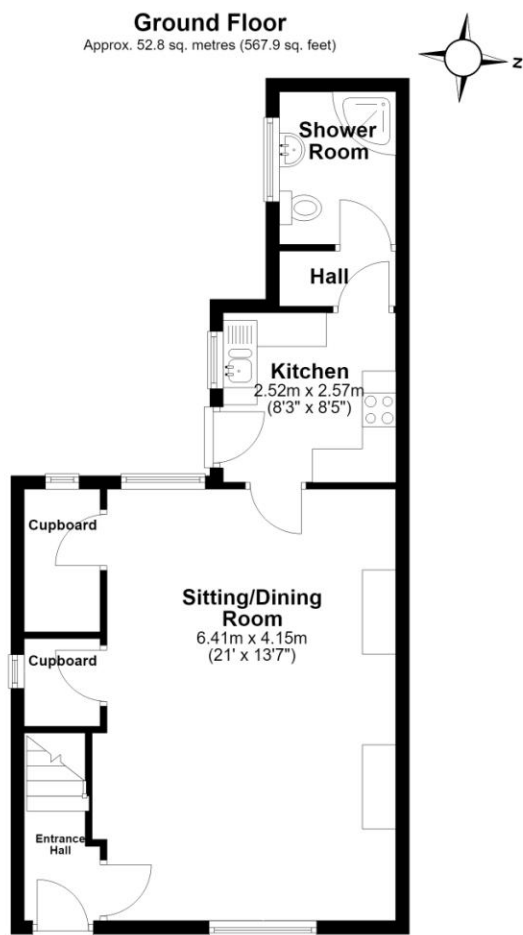
SHOWER ROOM

Comprises low level WC, wash hand basin and shower cubicle, tiled flooring, radiator, double glazed window to side aspect.

STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms.





Total area: approx. 88.2 sq. metres (949.1 sq. feet)

BEDROOM 1

Carpeted flooring, walk in storage cupboard, double glazed window to front aspect, radiator, original fireplace.

BEDROOM 2

Carpeted flooring, double glazed window to rear aspect, radiator, shelved storage cupboard, original fireplace.

BEDROOM 3

Carpeted flooring, double glazed window to rear aspect, radiator, door to cloakroom with low level WC & hand basin.

OUTSIDE

Raised lawn area, gravel driveway providing off road parking for numerous cars, variety of outbuildings for storage, green house, good size rear garden great for the gardening enthusiast.

COUNCIL

Mid Suffolk Council, Tax Band (B) £1,802.00p.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Claydon Primary school & Claydon 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.

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>

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



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

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