



ipswich & suffolk



Poppy Close, Ipswich, IP2 0NX

Price £215,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom end terraced property located to the South-West of Ipswich within easy access to local shops, schools, bus service and a short walk across the park to Ipswich train station. The property is arranged over two floors comprising enclosed porch, entrance hall, sitting room, kitchen/dining, G/F cloakroom, stairs to 3 double bedrooms and bathroom. Further benefits include double glazed windows, gas central heating, front & rear gardens and parking to front on a first come first served basis. The property requires a little bit of updating and would be ideal for first time buyers or as an investment.



ENCLOSED PORCH

Double glazed door into porch, tiled floor further door into entrance hall.

ENTRANCE HALL

Vinyl floor covering, radiator, stairs to first floor, storage area under stairs ideal work space, cupboard housing floor mounted gas boiler, door to sitting room and kitchen/dining room.



SITTING ROOM

12' 3" x 11' 1" (3.73m x 3.38m) Laminate flooring, double glazed window to front aspect, radiator.

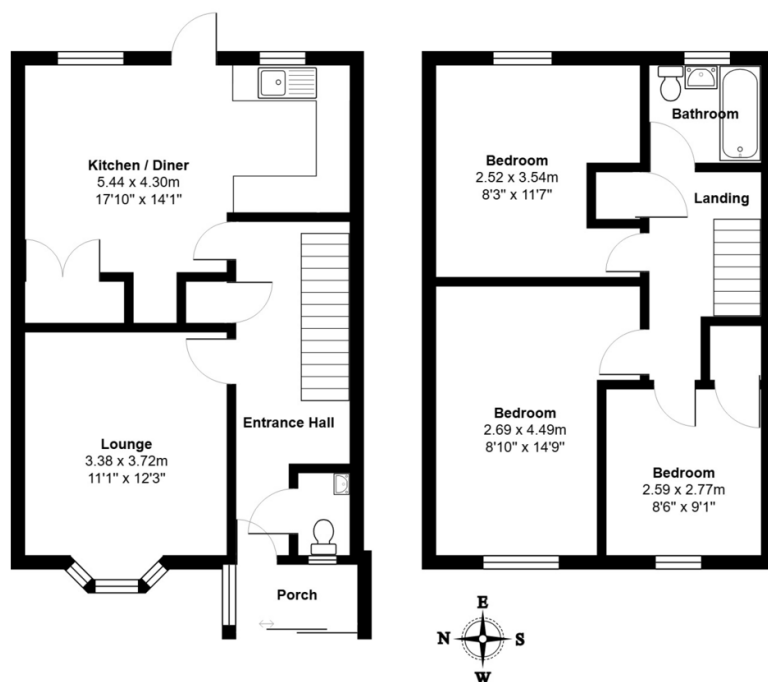
KITCHEN/ DINER

17' 10" x 14' 1" (5.44m x 4.29m) Matching eye level and base units with roll edge work tops, 4 ring gas hob with stainless steel extractor over, electric oven, circular stainless steel sink & drainer hot & cold mixer tap, plumbing for washing machine, vinyl floor covering, radiator, open storage space, 2 door walk in storage cupboard with shelving, 2 double glazed windows to rear aspect and double glazed door to rear garden.

STAIRS

Carpeted stairs and landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.





Total Area: 91.9 m² ... 989 ft²

BEDROOM 1

14' 9" x 8' 10" (4.5m x 2.69m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 2

11' 7" x 8' 3" (3.53m x 2.51m) Carpeted flooring, double glaze window to rear aspect, radiator.

BEDROOM 3

9' 1" x 8' 6" (2.77m x 2.59m) Carpeted flooring, double glazed window to front aspect, radiator, storage cupboard.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Comprising low level WC, wash hand basin and bath with electric shower over, radiator, vinyl floor covering, double glazed window to rear aspect.

OUTSIDE

Enclosed front garden, passage way beside property, rear garden block paved patio area, brick built storage cupboard, rear gate, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,834,42

NEAREST SCHOOLS

Ranelagh Road primary school & Chantry 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become 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.

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>

Poppy Close IPSWICH IP2 0NX	Energy rating	Valid until: 18 April 2033
	D	Certificate number: 0340-2241-6240-2097-1685



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

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