



27 Bilberry Road, Ipswich, IP3 9GQ

Guide Price £260,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom end-terraced property located upon the sought after Ravenswood development, close to local shops, schools, restaurants, bus service and the A12 trunk road. Arranged over two floors, the property comprises: entrance hall, lounge/dining, kitchen, g/f cloakroom, stairs to first floor leading to 3 bedrooms and bathroom. Further benefits include double glazing throughout, gas central heating, single garage and carport. Ideally suited for FTB.



ENTRANCE HALL

UPVC door into entrance hall, radiator with cover, tiled flooring, stairs to first floor, 2 storage cupboards, doors to lounge/dining, kitchen and G/F cloakroom.

LOUNGE/ DINER

17' 9" x 14' 11" (5.41m x 4.55m) Carpeted flooring, double glazed window to front aspect, double glazed French doors to rear garden, marble fireplace with wooden mantel, 2 radiators.

KITCHEN

10' 10" x 9' (3.3m x 2.74m) Matching wall & base units with roll edge work tops, 4 ring gas hob with stainless steel extractor over, electric oven, stainless steel sink & drainer with mixer tap, plumbing for washing machine, tiled flooring, concealed Worcester gas boiler in wall unit, double glazed door and window to rear aspect.



CLOAKROOM

Low level WC, wash hand basin, tiled flooring, radiator, double glazed window to front aspect.

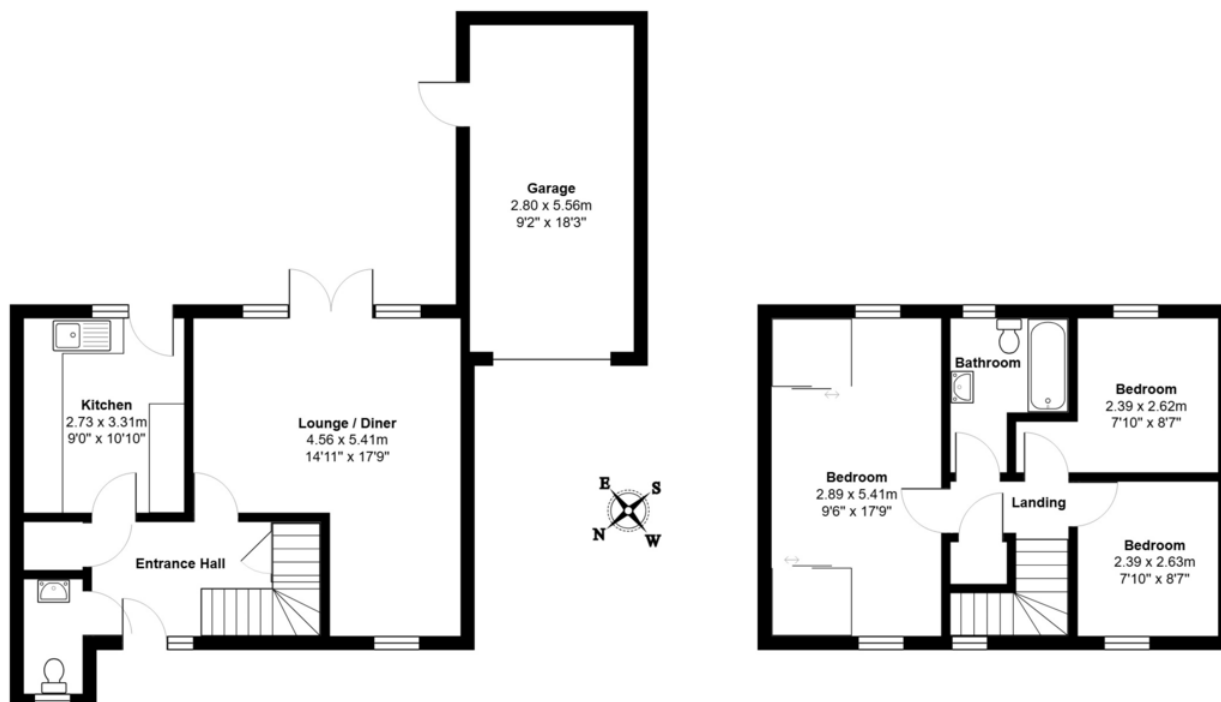
STAIRS

Carpeted stairs and landing, double glazed window to front aspect on stairwell, loft hatch storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1

17' 9" x 9' 6" (5.41m x 2.9m) Carpeted flooring, double glazed dormer windows to front & rear aspect, his & hers 2 door mirrored built in wardrobes, 2 radiator.





Total Area: 98.1 m² ... 1056 ft²

BEDROOM 2

8' 7" x 7' 10" (2.62m x 2.39m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

8' 7" x 7' 10" (2.62m x 2.39m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

Low level WC, wash hand basin and bath with mixer shower attachment, tiled flooring, radiator, Velux sky light, extractor fan.

GARAGE

18' 3" x 9' 2" (5.56m x 2.79m) Up & over roller door, side pedestrian door, power & lighting connected.

OUTSIDE

Block paved covered carport leading to single garage with up & over roller door with power & lighting connected, gate into rear garden with patio area, lawn area, flower borders all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Tax Band C, £2,194.00p.

SERVICES

We understand all mains services are connected.

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

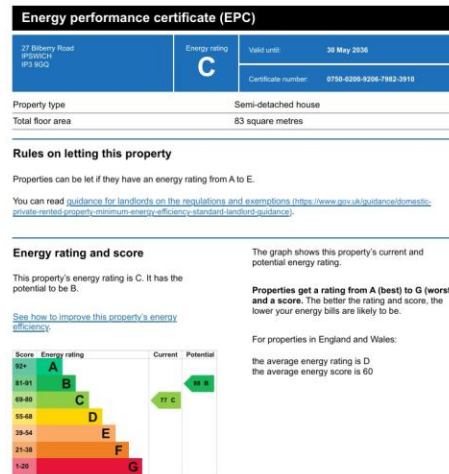
BROADBAND & MOBILE PHONE COVERAGE

Broadband- 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>



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