

Mimas Way | Ipswich | IP1 5ET

Price £245,000 Freehold

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Mimas Way, Ipswich, IP1 5ET

An ideal opportunity to purchase this modern property built in 2019 on the Europa estate off Sroughton Road within walking distance to local supermarkets Aldi & Morrisons, infant & junior schools, bus service and easy access to A12/A14 trunk roads. This immaculately presented 2 bedroom semi-detached property is an ideal starter home comprising entry hall, G/F cloak room, lounge/dining, kitchen, 2 double bedrooms and bathroom on first floor. Further benefits include off road parking for 2 cars, double glazing, gas central heating, enclosed rear garden and children's play area opposite. EARLY INSPECTION RECOMMENDED.

ENTRANCE HALL

Composite door into entrance hall, brush matt to entry, Karndean flooring, stairs to first floor, doors to kitchen, lounge/dining and cloakroom.

LOUNGE/ DINER

16' 9" x 13' 7" (5.11m x 4.14m) Karndean flooring, radiator, double glazed French doors with side panels to rear aspect, storage cupboard under stairs.

KITCHEN

10' 5" x 6' 2" (3.18m x 1.88m) Comprising modern glossy fronted eye level and matching base units with work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, integrated fridge/freezer, wall mounted combi gas boiler, 4 ring gas hob with extractor over, electric oven, radiator, Karndean flooring, double glazed window to front aspect.

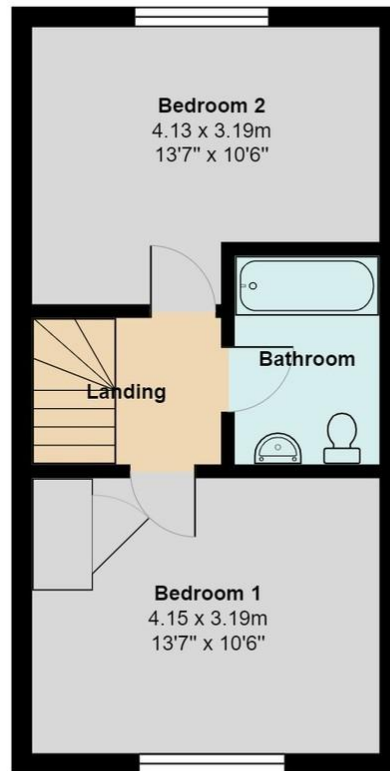
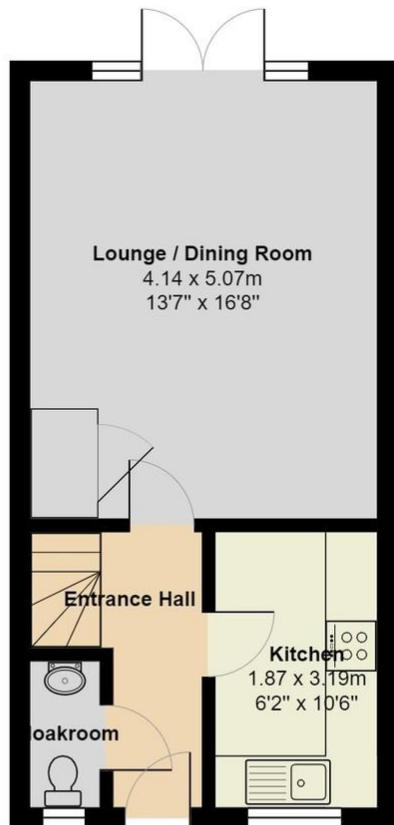
CLOAKROOM

Comprising low level WC, wash hand basin with storage cupboard under, radiator, Karndean flooring, extractor fan, double glazed window to front front aspect.

STAIRS

Carpeted stairs and landing, double glazed window top of stairwell, loft hatch, doors to bedrooms and bathroom.





BEDROOM 1

13' 7" x 10' 5" (4.14m x 3.18m) Carpeted flooring, double glazed window to front aspect, radiator built in storage cupboard, recess for wardrobes.

BEDROOM 2

13' 7" x 10' 5" (4.14m x 3.18m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

8' 10" x 6' 2" (2.69m x 1.88m) Comprising low level WC, wash hand basin with storage cupboard under, bath with shower over (off the mains) slim line towel rail, extractor fan.

OUTSIDE

Block paved off road parking to side of property for 2 cars, flower borders to front, gate leading to rear garden which is mainly laid to lawn, patio area for outside entertaining, all enclosed by fencing.

CHILDRENS PLAY AREA

Located in front of the property.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,675.87

SERVICES

We understand all mains services are conneted.

COMMUNITY SERVICE CHARGE

£182.05 every 6 months for communal roads upkeep, lighting and play area.

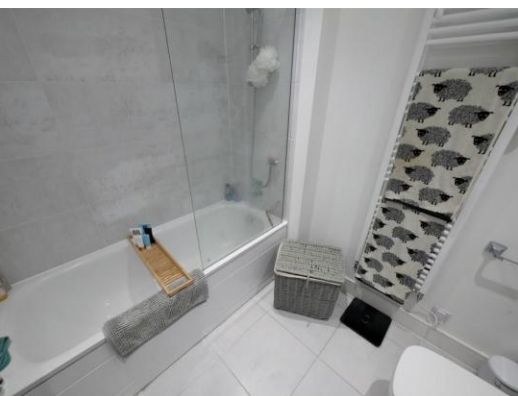
CONSUMER PROTECTION

Consumer Protection Regulations 2008

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 Consumer Protection Regulations 2008, 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.

Mimas Way IPSWICH IP1 5ET	Energy rating B	Valid until: 9 October 2029
		Certificate number: 8151-7130-6189-2770-2992



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

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