



Finbars Walk, Ipswich, IP4 1HY

Guide Price £185,000 Freehold



ipswich & suffolk estate agents
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SUMMARY

CHAIN FREE - A two bedroom end of terrace home located in the popular East of Ipswich, convenient to the town centre, Waterfront, and Copleston High School. Offering scope for modernisation, the accommodation briefly comprises; canopied entrance, sitting room, kitchen-diner, and conservatory on the first floor with landing, two bedrooms and bathroom on the first floor. to the outside front there is a resident's car park with two allocated parking spaces, whilst to the rear there is a larger established garden, mainly laid to lawn with dual patios enjoying a Easterly facing tree-lined backdrop. The property is predominantly double glazed and gas centrally heated. Early viewing is highly recommended.

CANOPIED ENTRANCE

Front door to sitting room.



SITTING ROOM

14' 1" x 12' 9" approx. (4.29m x 3.89m) Double glazed window to front, radiator, television point, telephone point Virgin broadband point, cupboard concealing gas and electric meters, stairs rising to first floor, door to kitchen.



KITCHEN

12' 9" x 9' 3" approx. (3.89m x 2.82m) Double glazed window to rear, radiator, a range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, built-in electric oven and grill, inset gas hob with extractor over, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, spaces for washing-machine, tumble dryer and fridge-freezer, wall mounted gas fired boiler, tile effect vinyl flooring, door to conservatory.

CONSERVATORY

12' x 7' 10" approx. (3.66m x 2.39m) Double glazed to three aspects with a UPVC pitched roof, two opening windows, mains socket and light, double glaze French doors opening out to garden.

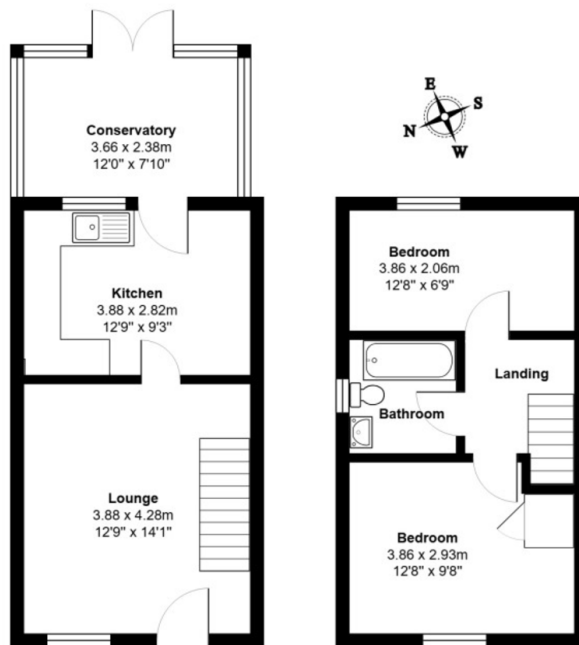


STAIRS RISING TO FIRST FLOOR LANDING

Loft access, doors to.

BEDROOM ONE

12' 8" narrowing to 9' 1" x 9' 8" approx. (3.86m x 2.95m) Double glazed window to front, radiator, exposed floorboards, Virgin broadband point, built-in airing cupboard housing hot water tank.



Total Area: 65.8 m² ... 708 ft²

BEDROOM TWO

12' 7" x 6' 8" approx. (3.84m x 2.03m) Double glazed window to rear, radiator, Virgin broadband point, exposed floorboards partly covered by loose vinyl flooring.

BATHROOM

Obscured double glazed window to side, radiator, panel bath with mixer tap and electric shower over, pedestal hand-wash basin, low level WC, tiled splash backs, tile effect flooring, extractor fan.

OUTSIDE

There is a small low maintenance frontage with a pathway leading to the front door. The larger Easterly facing established rear garden is mainly laid to mature lawn with dual patios and enjoys a pleasantly private tree-lined backdrop. Adjacent to the front there is a resident's car park and two allocated parking spaces.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Clifford Road Primary and Copleston High.

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>

AGENTS 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.

DIRECTIONS

Leaving Ipswich town centre and heading in an Easterly direction along St. Helens Street/B1075, turn right at the traffic lights onto Grove Lane, turn left onto Finbars Walk. An opening provides access to the resident's car park and two allocated parking spaces, the property is found adjacent.

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.

Energy performance certificate (EPC)		
Finbars Walk IPSWICH IP4 1HY	Energy rating	Valid until: 17 November 2034
	D	Certificate number: 1819-0104-5002-0099-9296
Property type	End-terrace house	
Total floor area	56 square metres	



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

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