



Dillwyn Street, Ipswich, IP1 2HW

Guide Price £190,000 Freehold

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

# Dillwyn Street, Ipswich, IP1 2HW

## SUMMARY

CHAIN FREE - A larger, well presented two double bedroom end of terrace house built in the late 1980's, located to the popular West side of Ipswich, convenient to the town centre, mainline to London train station and the A12. The well proportioned accommodation comprises; entrance hall, kitchen breakfast room, lounge, and utility room on the ground floor, with landing, two double bedrooms, and a large walk-in storage cupboard housing a modern gas fired boiler. Further benefits include, gas central heating, coal effect gas fire, and double glazing. To the outside there are three off-road parking spaces with allocated use for 8 properties which are available on a first come-first served basis, and Zone 4 permit parking. To the rear there is a pleasant low maintenance garden with wooden shed. Early viewing is highly recommended.



## SHELTERED STORM PORCH

Tiled threshold, double glazed front door to entrance hall.

## ENTRANCE HALL

Radiator, tiled floor, stairs with spindle railed banister rising to first floor, dado rail, BT Openreach broadband point, telephone point, recess under stairs, doors to.

## KITCHEN-BREAKFAST ROOM

13' 5" x 10' 8" approx. (4.09m x 3.25m) Two double glazed windows to front, radiator, a range of wooden base and eye level fitted cupboard and drawer units with marble effect work surfaces, built-in electric oven, inset gas hob with extractor hood over, integrated under counter fridge and freezer, stainless steel sink drainer unit with mixer tap, tiled splash backs, tiled floor.



## LOUNGE

16' 9" x 10' 9" approx. (5.11m x 3.28m) Double glazed window to rear, radiator, living flame coal effect gas fire, dado rail, double glazed door to utility room.

## UTILITY ROOM

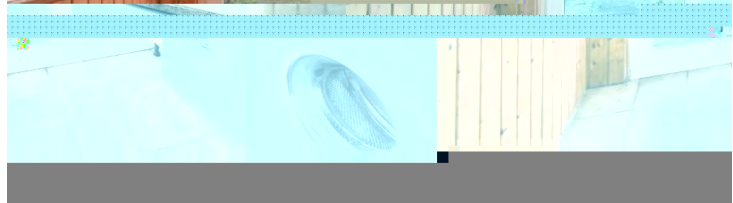
7' 9" x 5' 5" approx. (2.36m x 1.65m) Double glazed window to side, base level wood effect fitted cupboard, marble effect work surface, under counter spaces for washing machine and tumble dryer, mains power and lighting, tiled floor, double glazed patio style door to garden.

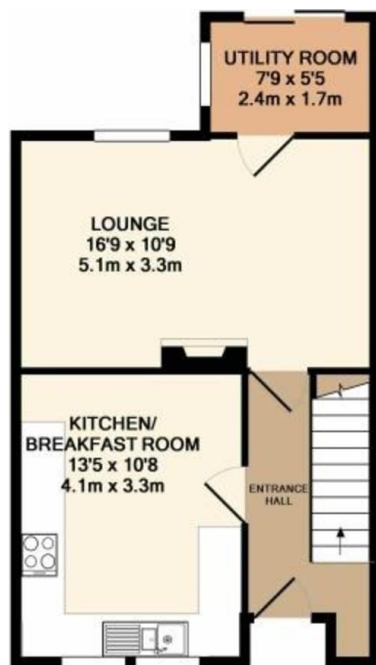


## STAIRS RISING TO FIRST FLOOR

## LANDING

Loft access, built-in airing cupboard, dado rail, doors to.





GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

### BEDROOM ONE

13' 3" x 8' 6" approx. plus recess. (4.04m x 2.59m) Double glazed window to rear, radiator.

### BEDROOM TWO

11' x 10' 2" approx. (3.35m x 3.1m) Two double glazed windows to front, radiator, fitted mirror fronted twin double wardrobes.

### WALK IN STORAGE ROOM

5' 10" x 4' 1" approx. (1.78m x 1.24m) Light, modern wall mounted gas fired combination boiler, shelving.

### SHOWER ROOM

7' 10" x 5' 6" approx. (2.39m x 1.68m) Two double glazed windows to rear, chrome heated towel rail, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC with concealed cistern and vanity surface atop, double shower cubicle with electric shower, tiled walls, tile effect floor.

### OUTSIDE

To the outside front there are three off-road parking spaces with allocated use for 8 properties which are available on a first come-first served basis, and Zone 4 on road permit parking which costs £62 for the first permit and £124 for a second permit. To the rear there is a pleasant, low maintenance garden with wooden shed predominantly paved with lawn and entertainment patio areas all enclosed by fencing, at the rear there is gated pedestrian access to a passageway that leads to the road.

### IPSWICH BOROUGH COUNCIL

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

### NEAREST SCHOOLS (.GOV ONLINE)

St Matthews Church of England Primary and Westbourne Academy Secondary.

### DIRECTIONS

Leaving Ipswich town centre, head East on St Matthews Street/A1156, at the roundabout take the first exit onto Civic Drive/A1022, at the roundabout take the third exit onto Handford Road/A1071, turn right onto Dillwyn Street, the property is found on the left hand-side.

### BROADBAND & MOBILE PHONE COVERAGE

#### 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.

### 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.

Dilwyn Street IPSWICH IP1 2HW	Energy rating <b>C</b>	Valid until: 23 October 2028
		Certificate number: 2248 2934 7230 6318 0984

Property type	end-terrace house
Total floor area	75 square metres



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

**01473 289333  
www.your-ipswich.co.uk**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.