



Collimer Close, Chelmondiston, Ipswich, IP9 1HX

Guide Price £250,000 Freehold

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Collimer Close, Chelmondiston, Ipswich,

IP9 1HX

INTRODUCTION

A well presented two bedroom semi-detached bungalow toward the end of a desirable close within the popular peninsular village of Chelmondiston. Ideal as an affordable start, down-size, or retreat, the accommodation has been recently improved under its current ownership and briefly comprises; entrance hall, fitted kitchen, sitting and dining room, two bedrooms, and bathroom. To the outside there is a good-sized frontage with ample parking and garage access, whilst to the easterly facing rear, there is a generous established garden with leafy tree-lined outlook. The property benefits from a newly installed oil fired central heating system and offers excellent scope for further potential and development (subject to gaining any required planning permissions). Convenient for wonderful countryside walks, local shops, eateries, and the waterfront at Pin Mill, early viewing is highly advised. The seller's have found a chain free home of interest which would ideally suit their growing family.

DOUBLE GLAZED DOOR TO

SHELTERED PASSAGE

Doors to hallway and garage, opening out to garden with door to kitchen.

HALLWAY

New vertical radiator, cupboard concealing electric consumer unit, loft hatch access with drop down ladder to part boarded loft space with light, built-in cupboard, doors to.

KITCHEN

8' 9" x 9' 8" approx. (2.67m x 2.95m) Double glazed window to rear, radiator, base an eye level units, wood effect work surfaces, inset stainless steel sink drainer unit, built-in electric oven and grill, inset electric hob with extractor over, built-i pantry cupboard, under counter spaces for fridge, washing machine and a spare, tiled splash backs, tiled floor, door to rear garden.

SITTING AND DINING ROOM

16' 1" x 10' 4" approx. (4.9m x 3.15m) Double glazed window to rear, new radiator, recently laid wood effect flooring.

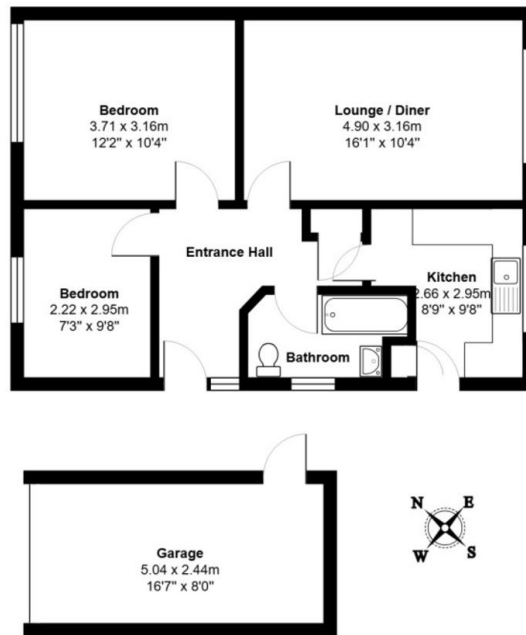
BEDROOM ONE

12' 2" x 10' 4" approx. (3.71m x 3.15m) Double glazed window to front, new radiator.

BEDROOM TWO

7' 3" x 9' 8" approx. (2.21m x 2.95m) Double glazed window to front, new radiator, recently laid carpet.





Total Area: 67.3 m² ... 725 ft²

BATHROOM

Obscure double glazed window to side, radiator, panel bath with electric shower over, pedestal hand was basin, low level WC, tiled splash backs and floor.

OUTSIDE

Towards the end of a cul-de-sac, opposite a village green and nicely set back from the road by a good-sized frontage which provides ample driveway parking, access to an attached garage, and mature side lawn. The generous easterly facing enclosed rear garden is mainly laid to mature lawn with entertainment patio, and enjoys a leafy tree-lined outlook. There is also a mains power socket, tap, 1000 litre plastic oil tank, and personal door to the garage.

ATTACHED GARAGE

16' 7" x 8' approx. (5.05m x 2.44m) Up and over entry door, recently installed floor standing oil fired boiler system with hot water tank and immersion, mains power and lighting.

BABERGH DISTRICT COUNCIL

Tax band B - Approximately £1,720.96 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Chelmondiston C of E primary and Holbrook Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head south on Wherstead Rd/A137, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main

Rd/B1456, turn left onto Woodlands, continue onto Collimer Cl, turn left to stay on Collimer Cl, the destination is on the right.

BROADBAND AND 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>

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

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.

Energy performance certificate (EPC)		
Collimer Close Chelmondiston IPSWICH IP9 1HX	Energy rating D	Valid until: 17 December 2035
		Certificate number: 7920-9120-0061-8090-1563
Property type		Semi-detached bungalow
Total floor area		55 square metres



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

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