







8 Bulwer Road, Ipswich, Suffolk, IP1 2JT

Guide Price £140,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are pleased to offer for sale this charming 2 bedroom mid-terraced property situated just West of the town centre, within walking distance to local school, shops and bus service. An ideal opportunity for either Investment buyers or First Time Buyers. Arranged over two floors, the accommodation comprises: lounge, dining room, kitchen, stairs to first floor leading to 2 double bedrooms. Outside there is a rear garden and the property is gas centrally heated.



DINING ROOM

11' 3" x 11' 2" (3.43m x 3.4m) Entrance front door, window to front aspect, wood style flooring, radiator and understairs cupboard.



LOUNGE

11' 7" x 11' 3" (3.53m x 3.43m) Window to rear aspect, wood style flooring, radiator and door to kitchen.

KITCHEN

8' 11" x 5' 11" (2.72m x 1.8m) Kitchen comprises of base and high level units with roll top work top, 1 1/2 sink drainer unit, tiled splashback, space for cooker, space for fridge, wood style flooring and radiator.

LANDING

Doors to:-

BEDROOM 1

11' 3" x 11' 2" (3.43m x 3.4m) Window to front aspect, storage cupboard, carpeted and a radiator.

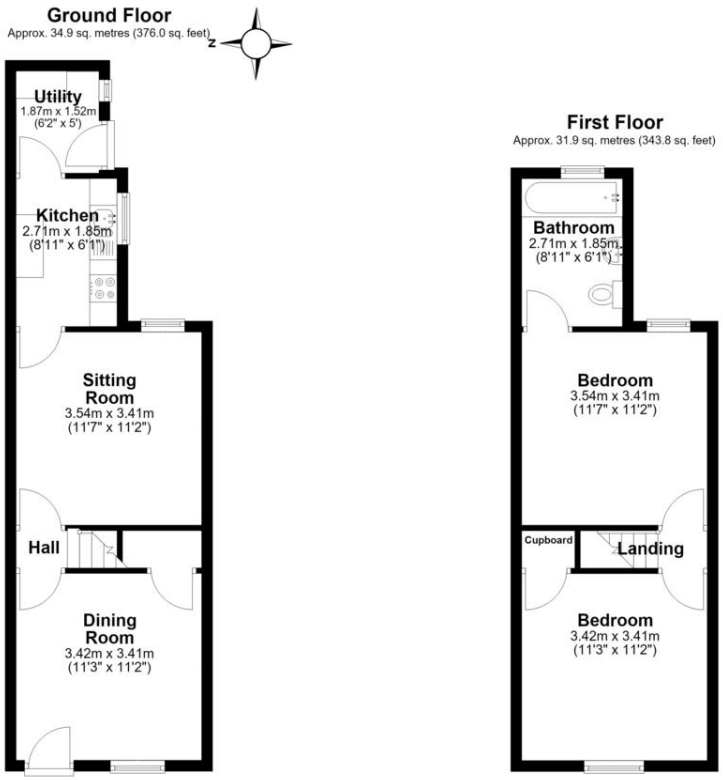


BEDROOM 2

11' 8" x 11' 2" (3.56m x 3.4m) Window to rear aspect, carpeted, radiator and door to bathroom.

BATHROOM

(Off Bedroom 2) Panel bath, pedestal hand wash basin, W.C. , boiler, tile effect flooring, radiator and windwo to rear aspect.



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

GARDEN

Courtyard garden, patio area with shrub boarders and gated access.

COUNCIL

Ipswich Borough Council
Council Tax Band (A) £1,645.50

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Handford Hall Primary & Westbourne Academy.

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

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.









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

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