



25 Hyperion Court, Ipswich, IP1 5AJ

Guide Price £200,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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ENTRANCE HALL

Front Entrance UPVC Door, Tiled flooring, stairs off and door to Utility Room

UTILITY ROOM

6' 10" x 5' 9" (2.08m x 1.75m) Electric Meter, Radiator and carpeted.

LANDING

Doors to:-

BEDROOM 1

12' 7" x 7' 10" (3.84m x 2.39m) 2 Windows to front aspect, built in wardrobe and radiator.

ENSUITE

Shower cubicle with glass folding door, pedestal hand wash basin, W.C., shaver point, wood style flooring and radiator.

BEDROOM 2

9' 0" x 6' 9" (2.74m x 2.06m) Window to rear aspect and radiator.

BATHROOM

White suite comprising of panel bath with shower head, half wall tiled around, pedestal hand wash basin, W.C., wood style flooring, extractor fan, window to rear aspect and radiator.

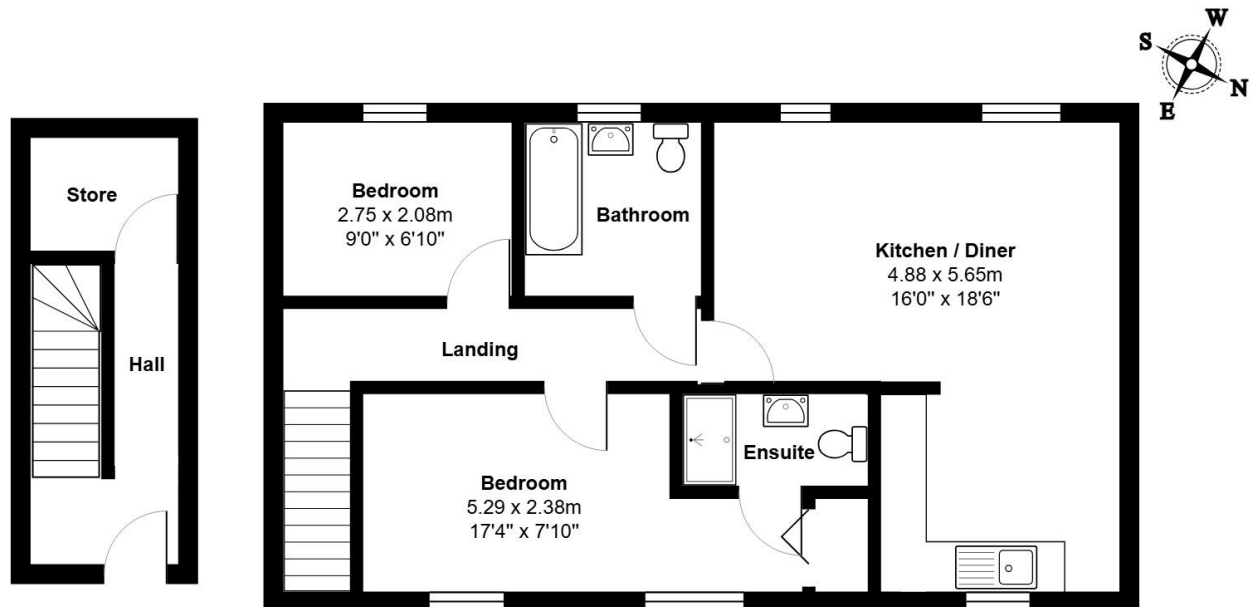
LOUNGE/DINER

15' 11" x 10' 3" (4.85m x 3.12m) 2 windows to front aspect, carpeted, T.V point and phone point, wood style flooring and radiator.

KITCHEN

Fitted kitchen comprising of base and eye level units, with a roll top worktop, sink drainer, tiled splash back, integrated oven and gas hob, extractor hood, space for fridge/freezer and plumbing and space for





Total Area: 66.0 m² ... 710 ft²

washing machine and dishwasher. cupboard housing combination boiler, breakfast bar, inset spotlights, tiled flooring, windows to side aspect and sliding doors to rear aspect.

OUTSIDE

Parking space in front of single garage, garage with an up and over door and electric and power.

COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p (2026-2027).

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>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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

