



29 Ballater Close, Ipswich, IP1 6LL

Guide Price £250,000 Freehold

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

# 29 Ballater Close, Ipswich, Suffolk, IP1 6LL.

NO ONWARD CHAIN - We are pleased to be offering for sale this delightful semi-detached bungalow located to the North-West of Ipswich in a quiet area enjoying an end of cul de sac setting. The bungalow offers: entrance hall, 2 double bedrooms, spacious lounge, kitchen and shower room. Further benefits include double glazing throughout, gas central heating, detached garage with off road parking, established front and rear gardens. Walking distance to local bus service and a short drive to local shops.

## ENTRANCE HALL

UPVC door into entrance hall, carpeted flooring, radiator, loft hatch, doors to bedrooms, lounge, kitchen and shower room.

## LOUNGE

16' 4" x 10' 8" (4.98m x 3.25m)

Carpeted flooring, radiator, double glazed window to front aspect, fireplace with coal effect gas fire, back boiler.

## BEDROOM 1

13' 11" x 10' 8" (4.24m x 3.25m)

Carpeted flooring, radiator, double glazed window to rear aspect.

## BEDROOM 2

9' 3" x 8' 10" (2.82m x 2.69m)

Carpeted flooring, radiator, double glazed window to front aspect.

## KITCHEN

9' 3" x 8' 10" (2.82m x 2.69m)

Matching wall & base units with roll edge worktops, stainless steel sink & drainer with mixer tap, 4 ring gas hob and oven with extractor over, plumbing for washing machine, space for fridge/freezer, radiator, vinyl floor covering, double glazed window to rear aspect and double glazed door to side aspect.

## SHOWER ROOM

6' 1" x 5' 6" (1.85m x 1.68m)

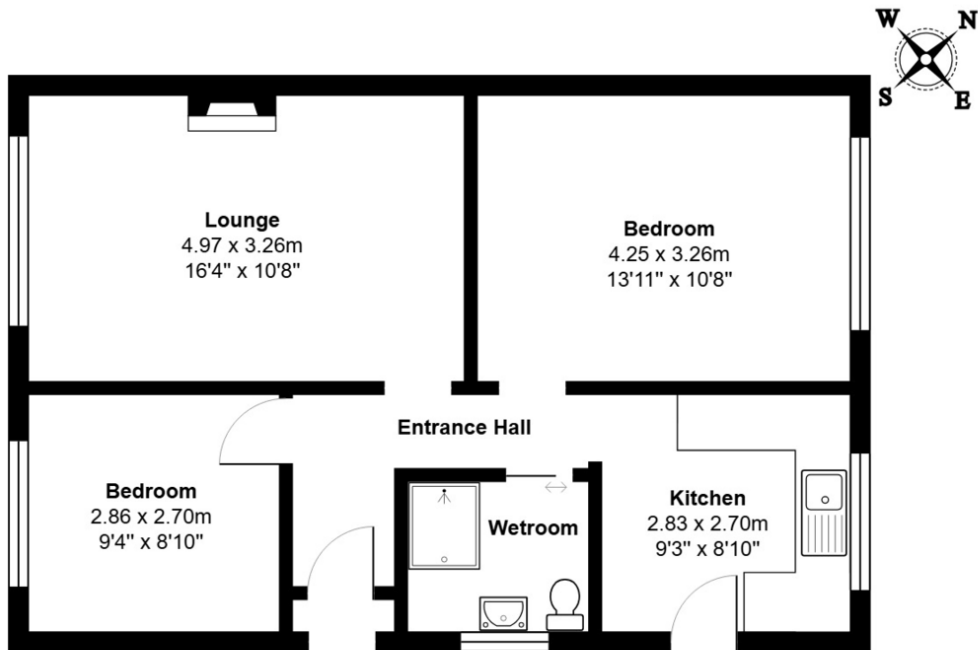
Comprises low level WC, wash hand basin and shower, chrome heated towel rail, tiled flooring, double glazed window to side aspect.

## GARAGE

18' 5" x 8' (5.61m x 2.44m)

Up & over door, side access door.





Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

#### OUTSIDE

Front is mainly laid to lawn with flower borders, driveway leading to detached garage, off road parking on driveway, rear garden is mainly laid to lawn with flower borders, patio area, garden shed, gardens enclosed by fencing.

#### SERVICES

We understand all mains services are connected.

#### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,834.42

#### NEAREST SCHOOLS

The Beeches CP School & Ormiston Endeavour Academy.

#### 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.

#### AGENT'S 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.

### 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>

### Energy performance certificate (EPC)

29 Ballater Close IPSWICH IP1 6LL	Energy rating <b>C</b>	Valid until: 17 February 2036
		Certificate number: 2130-9802-6060-6109-9995

Property type: Semi-detached bungalow  
Total floor area: 57 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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](http://www.your-ipswich.co.uk)

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