



17 Haslemere Drive, Ipswich, Suffolk, IP4 2PP

Guide Price £195,000 Freehold

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

# 17 Haslemere Drive, Ipswich, Suffolk, IP4 2PP

## SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom mid-terraced house located to the North-East side of Ipswich, in the Northgate School Catchment, within walking distance to town centre and waterfront. Arranged over two floors the property comprises: entrance hall, lounge, kitchen, conservatory, stairs to first floor leading to three bedrooms and shower room. Further benefits include gas central heating, double glazed throughout, front and rear gardens, allocated off road parking.

## ENTRANCE HALL

UPVC door into entrance hall, tiled flooring, radiator with cover, stairs to first floor, door to lounge and kitchen.

## LOUNGE

13' 9" x 12' 2" (4.19m x 3.71m) Laminated flooring, radiator with cover, double glazed patio doors to conservatory.

## CONSERVATORY

10' 9" x 7' 8" (3.28m x 2.34m) Tiled flooring, double glazed French doors to rear garden.

## KITCHEN

9' 4" x 8' 1" (2.84m x 2.46m) Comprising matching wall and base units with roll edge work tops, stainless steel sink & drainer with mixer tap, plumbing for washing machine and dish washer, 4 ring electric hob, extractor over, storage cupboard under stairs, double glazed window to front aspect, tiled effect flooring.

## STAIRS

Laminate stairs and landing, loft hatch, airing cupboard housing Worcester boiler, doors to bedrooms and shower room.

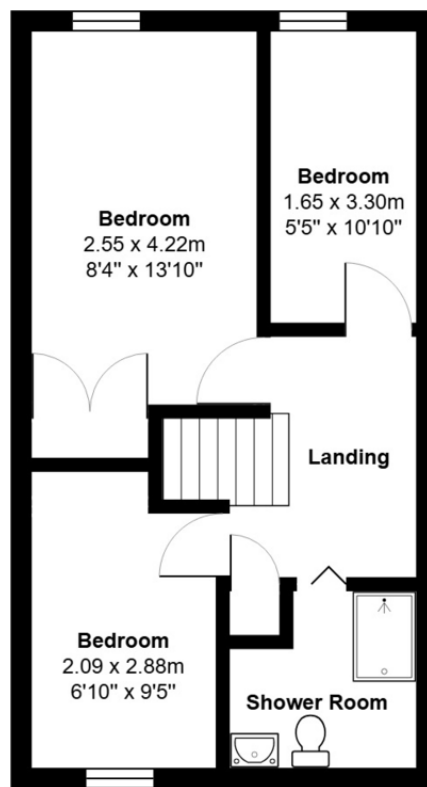
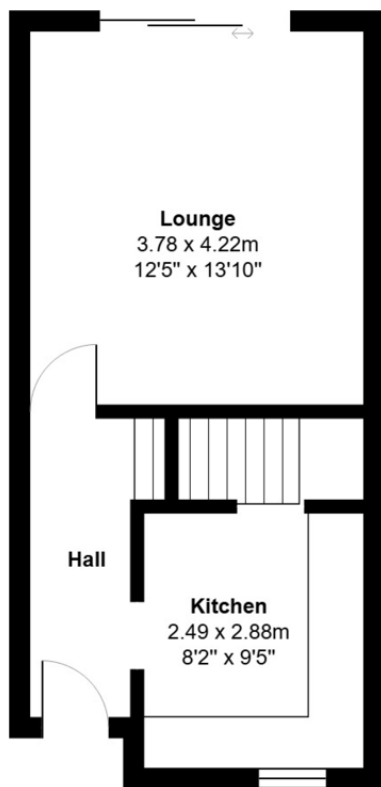
## BEDROOM 1

13' 9" x 8' 4" (4.19m x 2.54m) Laminate flooring, radiator, double glazed window to rear aspect, built in cupboard.

## BEDROOM 2

9' 6" x 6' 10" (2.9m x 2.08m) Laminate flooring, radiator, storage cupboard, double glazed window to front aspect.





Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup>

### BEDROOM 3

10' 9" x 5' 4" (3.28m x 1.63m) Laminate flooring, radiator, double glazed window to rear aspect.

### SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle with electric shower, double glazed window to front aspect, chrome heated towel rail, laminate flooring, floor to ceiling tiled walls.

### OUTSIDE

Pathway to front door and pathway to side passage, lawn to front, rear garden is laid to paving for easy care, new fencing to right hand boundary.

### ALLOCATED PARKING SPACE

Space number 17, which is the second space in on the left hand side into parking area.

### SERVICES

We understand all mains services are connected.

### COUNCIL

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

### NEAREST SCHOOLS

St Helens Primary School and Northgate High School.

### 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)		
17 Mastemere Drive IPSWICH IP4 2PP	Energy rating <b>C</b>	Valid until: 15 March 2036
		Certificate number: 2150-0607-3060-4107-6995
Property type	Mid-terrace house	
Total floor area	67 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		
69-80	C	71	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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