



58 Sandpiper Road, Ipswich, IP2 9HU

Guide Price £220,000 Freehold

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

58 Sandpiper Road, Ipswich, IP2 9HU

ENTRANCE HALL

Front entrance hall, window to side aspect, stairs off and doors to:-

LOUNGE

15' 5" x 10' 11" (4.7m x 3.33m) Window to front aspect, storage cupboard housing electric and gas meters, boiler with little window to side aspect.

KITCHEN

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed window to rear (conservatory), base and eye level fitted cupboard and drawer units, work surfaces stainless steel 1 1/2 sink drainer unit, spaces for gas cooker, washing machine and fridge-freezer, tiled splash backs, insert spot lights, radiator and door to conservatory.

BATHROOM

Panel bath with tiled surround, pedestal hand wash basin, W.C. window to rear aspect and radiator.

CONSERVATORY

12' 8" x 6' 5" (3.86m x 1.96m) Glazed sides and roof, patio doors to rear garden and wood style flooring.

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m) Window to front aspect, build in wardrobe, radiator and sink unit.

BEDROOM 2

9' 2" x 8' 10" (2.79m x 2.69m) Window to rear aspect, build in wardrobe, radiator and sink unit.

BEDROOM 3

9' 7" x 6' 3" (2.92m x 1.91m) Window to rear and side aspect, radiator, sink unit and shower unit.

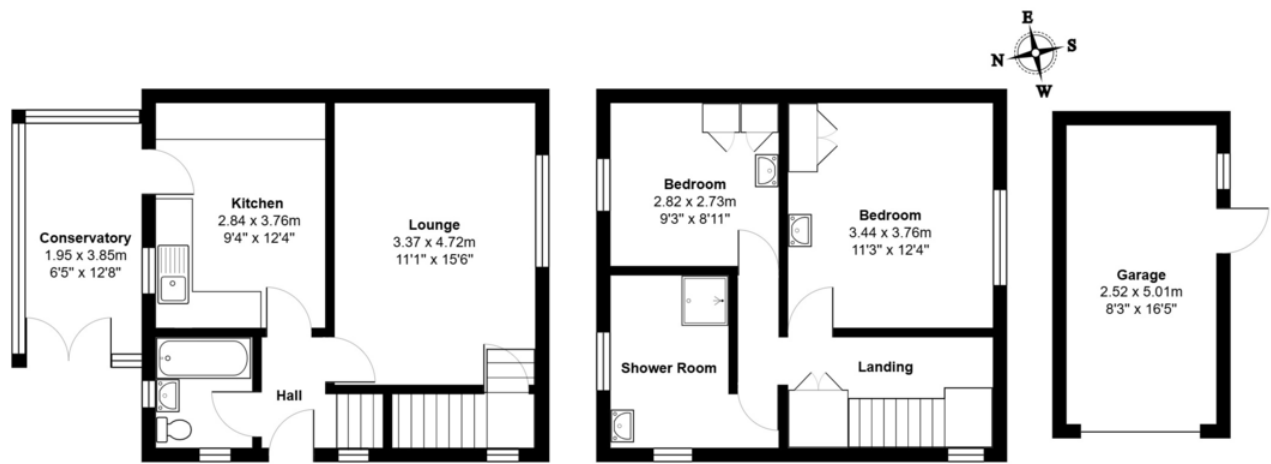
IPSWICH BOROUGH COUNCIL

Ipswich Borough Council Tax band B - £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Gusford primary and Chantry Academy secondary.





Total Area: 94.9 m² ... 1021 ft²

DIRECTIONS

Leaving Ipswich town centre, head towards Birkfield Cl, turn left onto Annbrook Rd, turn right onto Sheldrake Dr, turn right onto Sandpiper Rd, the destination will be on the left.

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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD

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