



Ashcroft Road, Ipswich, IP1 6AD

O.I.E.O £275,000 Freehold

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

Ashcroft Road, Ipswich, IP1 6AD

We are delighted to be offering for sale this 3 bedroom double bay semi-detached house located on the popular Crofts development over on the North West side of Ipswich a short walk to local bus service, schools and shops. The property is arranged over two floors comprising, storm porch, entrance hall, separate lounge, open plan modern fitted kitchen/dining room, stairs to first floor leading to three bedrooms and family bathroom, further benefits include gas central heating, double glazed windows throughout, off road parking for two cars and established rear garden backing onto allotments. RECOMMENDED VIEWING.



STORM PORCH

ENTRANCE HALL

UPVC door with side panels leading into entrance hall, LVT flooring, radiator with cover, stairs to first floor, built in shoe coat storage, doors to lounge and kitchen/dining room.

LOUNGE

10' 11" x 10' 7" (3.33m x 3.23m) LVT flooring, double glazed bay window to front aspect, radiator, tiled fire place with oak mantel over, shelving in both recesses.

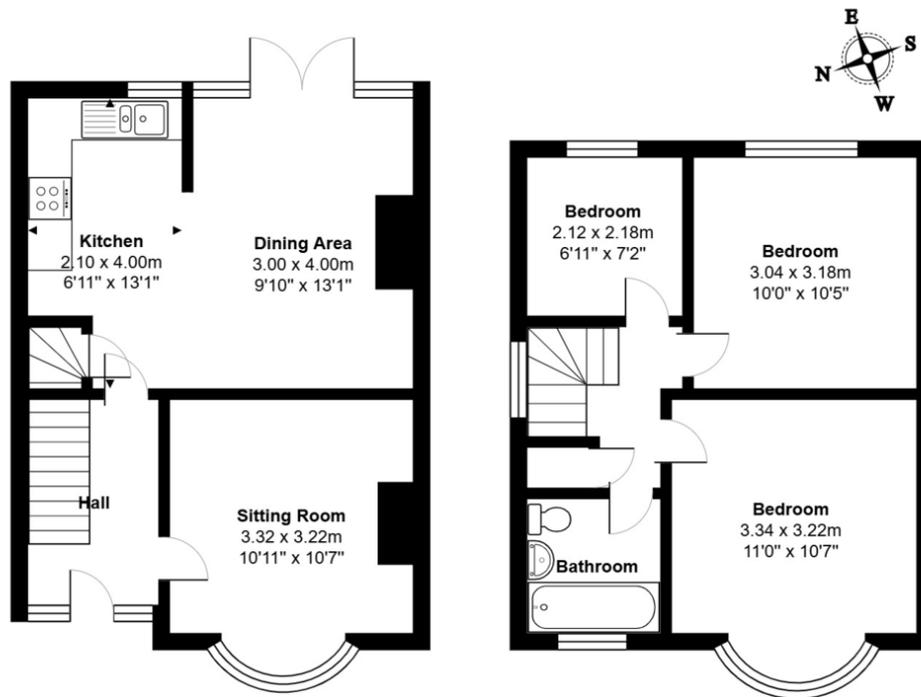
KITCHEN/DINING

13' 1" x 6' 11" (3.99m x 2.11m) Modern fitted eye level and matching base units with roll edge work tops, 4 ring electric hob with extractor over, electric oven, enamel sink & drainer with pull down hot & cold mixer tap, plumbing for washing machine, double glazed window to rear aspect, storage cupboard under stairs, opening into dining room.

DINING ROOM

13' 1" x 9' 10" (3.99m x 3m) Opening plan from kitchen radiator with cover, double glazed French door with side panels opening out to entertaining deck area, LVT flooring throughout kitchen/dining.





Total Area: 74.6 m² ... 803 ft²

STAIRS

Carpeted stairs & landing, double glazed window to side aspect at top of stairwell, airing cupboard housing gas boiler, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

11' x 10' 7" (3.35m x 3.23m) Carpeted flooring, double glazed bay window to front aspect, radiator, his and hers double built in wardrobes.

BEDROOM 2

10' 5" x 10' (3.18m x 3.05m) Carpeted flooring, radiator, double glazed window to rear aspect overlooking rear gardens and allotments.

BEDROOM 3

7' 2" x 6' 11" (2.18m x 2.11m) Carpeted flooring, radiator, double glazed window to rear aspect overlooking rear garden and allotments.

BATHROOM

6' x 5' 10" (1.83m x 1.78m) Modern fitted low level WC, wash hand basin with storage under, bathroom with shower over (off the mains) double glazed window to front aspect, tiled flooring, floor to ceiling tiled walls, heated towel rail, extractor fan.

OUTSIDE

Block paved off road parking for 2 cars to front, pathway between properties leading gate into rear garden with raised deck area for outside entertaining, stepping stone pathway down garden, lawn area flower and shrub borders, timber garden shed, gardens are all enclosed by fencing, backing onto allotments.

COUNCIL TAX

Ipswich Borough Council
Council Tax Band (B) £1,735.15

NEAREST SCHOOLS

Dale Hall CP school, Westbourne Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

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 Consumer Protection Regulations 2008, 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.

Ashcroft Road IPSWICH IP1 6AD	Energy rating	Valid until:	4 October 2034
	D	Certificate number:	0513-6104-3002-0000-9192



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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