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Elmcroft Road, Ipswich, Suffolk, IP1
6NA
Guide Price £260,000 to £270,000

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- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Rear Garden in Excess of 80ft (STS)
- Scope to Extend (STPP)
- Off-Road Parking for Two/Three Cars



This nicely presented three bedroom semi-detached house, situated in the sought-after Crofts area of Ipswich, occupies a good size plot offering scope to extend (subject to planning permission) and benefits from a rear garden in excess of 80ft (subject to survey) and off-road parking to the front for two / three cars. As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises entrance hall, two reception rooms, galley kitchen, first floor landing, three bedrooms, and family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and

mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside – Front: There is a block-paved driveway providing off-road parking for two / three cars, gated side access to the rear garden, and a recessed porch.

Entrance Hall: Radiator, stairs to the first floor, under stairs storage, and doors to:

Lounge: 11'5" x 11'5" (3.48m x 3.48m) Bay window to the front aspect, feature fireplace, and radiator.

Dining Room: 11'11" x 10'5" (3.63m x 3.18m) Two windows to the rear aspect, door opening onto



the decked veranda, and radiator.

Kitchen: 12'9" x 6'5" (3.89m x 1.96m) Fitted with a range of matching eye and base level units, roll edge work surfaces, inset one and a half bowl stainless steel sink and drainer, metro tile splashbacks, space for appliances, built-in extractor hood, wall-mounted boiler, radiator, tiled flooring, windows to the rear and side aspects, and door opening out to the side.

First Floor Landing: Window to the side aspect and doors to the bedrooms and bathroom.

Bedroom One: 11'5" x 10'5" (3.48m x 3.18m) Bay window to the front aspect and radiator.

Bedroom Two: 11'11" x 10'5" (3.63m x 3.18m) Window to the rear aspect, radiator, and built-in wardrobe.

Bedroom Three: 7'9" x 6'5" (2.36m x 1.96m) Window to the front aspect and radiator.

Family Bathroom: A modern three piece suite comprising bath with shower over and

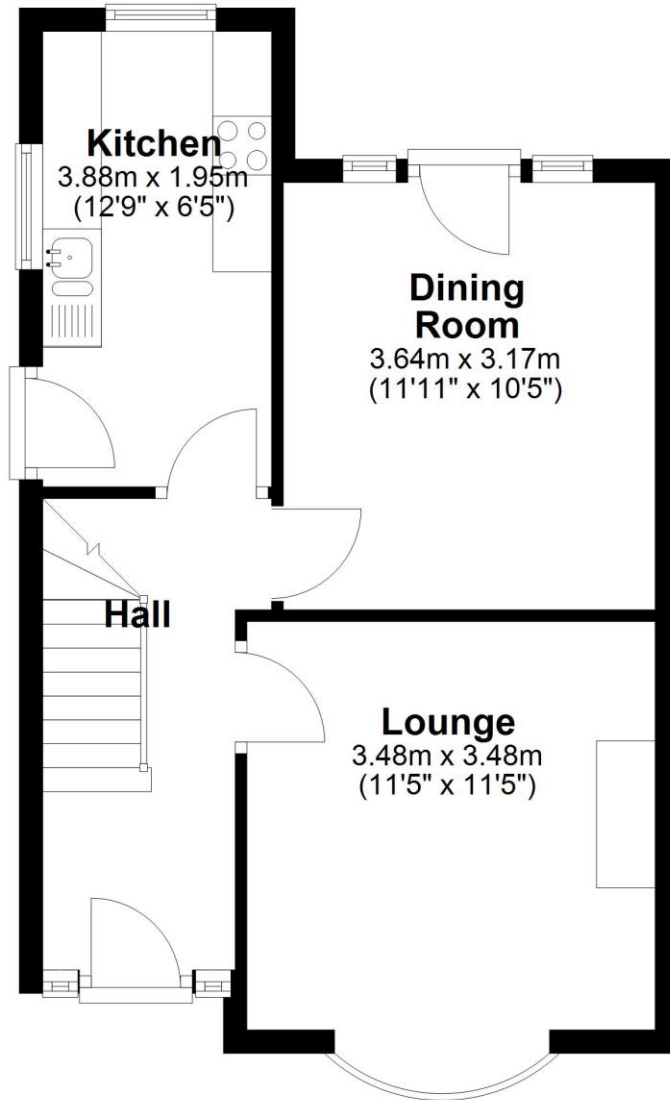
shower screen, low-level WC and vanity hand wash basin with storage beneath; radiator; tiled flooring; metro tiling to the walls; loft access; recessed opaque window to the rear aspect; and recessed opaque window to the side aspect.

Outside – Rear: The garden is in excess of 80ft (subject to survey) with a decked veranda leading out from the dining room and steps down to the remainder of the garden which is extensively laid to lawn with mature bushes and trees,

wooden shed towards the rear of the garden, and is fully enclosed by fencing.

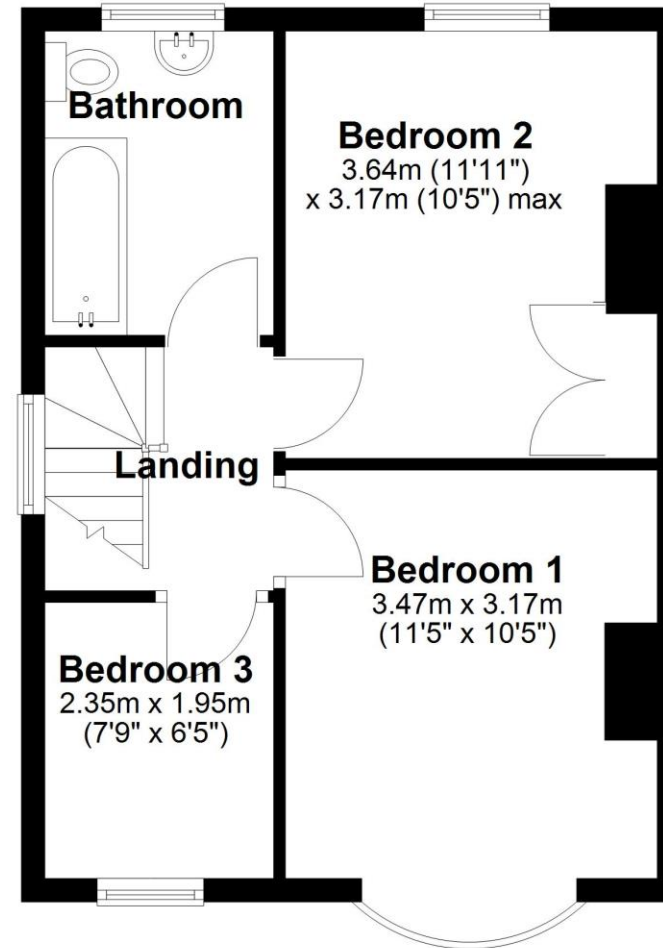
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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