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Heathercroft Road, Ipswich, Suffolk,
IP1 6QJ
Offers in excess of £300,000

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- Semi-Detached Bungalow
- Two Double Bedrooms
- Crofts/North-West Ipswich
- Gas Central Heating (Boiler Installed 2024)
- Modern Fitted Kitchen & Shower Room
- Double-Glazing
- Off Road Parking
- Additional Parking At The Rear
- Side & Rear Gardens



Situated on a corner plot sits this well presented two-bedroom semi-detached bungalow which is located in the crofts area of Ipswich. The property is in lovely condition through-out and benefits from a new gas combi boiler, which was installed in 2024, double-glazing, off-road parking to the front, garden areas to the side and rear, additional driveway (access at the side) providing off-road parking at the rear, modern fitted kitchen and

shower room both fitted approximately five years ago. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises L Shaped hallway, two double bedrooms, kitchen/dining room, living room and shower room.

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.



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Outside – Front: The block paved driveway provides off-road parking for several vehicles with a gate into the rear garden.

Open Porch: Front Door Into:

Hallway: L-shaped, radiator, loft access and LVT flooring.

Living Room: 16'3" x 10'9" (4.95m x 3.28m) Double-glazed window to the rear and side aspect, radiator and gas flame effect fire and surround.

Kitchen/Dining Room: 13'9" x 10'9" (4.2m x 3.28m) Double-glazed window to the front and

side aspect, door to outside, fitted with a range of modern eye and base level units and work tops, sink and drainer, ceiling inset spotlights, built-in double oven, extractor and induction hob, LVT flooring, cupboard housing Worcester combi boiler, built-in fridge/freezer, space and plumbing for washing machine.

Shower Room: 7'4" x 7 (2.24m x 2.13m) Double-glazed window to the front aspect, radiator, part tiled walls, ceiling inset spotlights, three-piece suite comprising

shower cubicle with mira shower, low level WC and hand wash basin with cupboard under and LVT flooring.

Bedroom One: 13'5" x 10'9" (4.1m x 3.28m) Double-glazed window to the rear aspect and radiator.

Bedroom Two: 10'9" x 9'9" (3.28m x 2.97m) Double-glazed window to the front aspect, radiator, built-in wardrobes, built-in dresser and drawers.

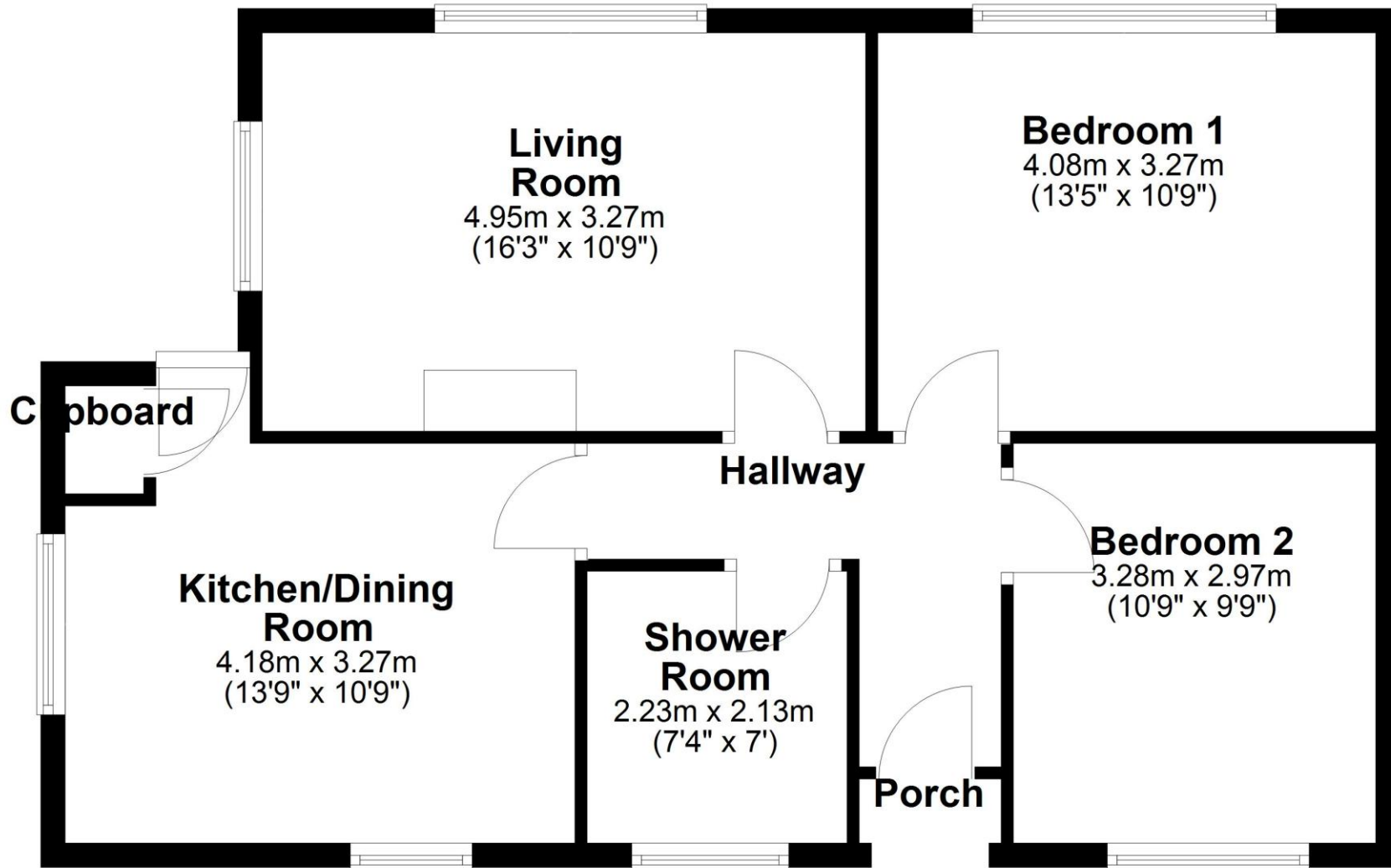
Outside: There is an area of garden at the side of the property which has a block paved patio, a pergola and

shed. Leading into the further side area this is laid to lawn with borders and double gates with access to the additional parking and workshop. There is a further garden area which is laid to lawn with borders all of which are enclosed by panel fencing.

Agents Note: The owners would prefer proceedable buyers only.

Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



Total area: approx. 66.7 sq. metres (718.4 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.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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