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Ashcroft Road, Ipswich, Suffolk, IP1

6AF

Offers in excess of £260,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Conservatory
- First Floor Bathroom
- Off-Road Parking to Front & Side
- Rear Garden in Excess of 100ft (STS)
- Scope to Extend or Develop (STPP)
- Would Benefit from Updating & Modernising

Located in the popular Crofts area of Ipswich, occupying a good size plot, lies this three-bedroom semi-detached house which is being sold with no onward chain. The property would benefit from updating and modernising, offers scope to extend or develop (subject to planning permission) and comes with a well-stocked and private rear garden measuring in excess of 100ft (subject to survey) and off-road parking to the front and side. The

accommodation comprises an entrance hall, kitchen, conservatory, open plan lounge/dining room, first floor landing, three bedrooms, and family bathroom.



The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



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Outside – Front: The frontage has well-stocked flowerbeds and is enclosed by a low-retaining wall. There is off-road parking to the front and side.

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to the kitchen and dining room.

Kitchen: 9'11" x 7'1" (3.02m x 2.16m) Fitted with eye and base units, square edge work surfaces, sink and drainer, tiled splashbacks, space for undercounter appliances, a

radiator, wall-mounted boiler, window to the side aspect, window to through to the conservatory, and door leading to:

Conservatory: 16'9" x 6'5" (5.1m x 1.96m) Windows to the rear aspect, door opening out to the side, and double doors leading to:

Lounge: 13'9" x 9'11" (4.2m x 3.02m) Radiator, feature fireplace, and opening through to:

Dining Room: 13'8" x 11' (4.17m x 3.35m) Bay window to the front aspect and a radiator.

First Floor Landing: Window to the side aspect, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 13'7" x 11'1" (4.14m x 3.38m) Bay window to the front aspect and a radiator.

Bedroom Two: 10'6" x 10' (3.2m x 3.05m) Window to the rear aspect and a radiator.

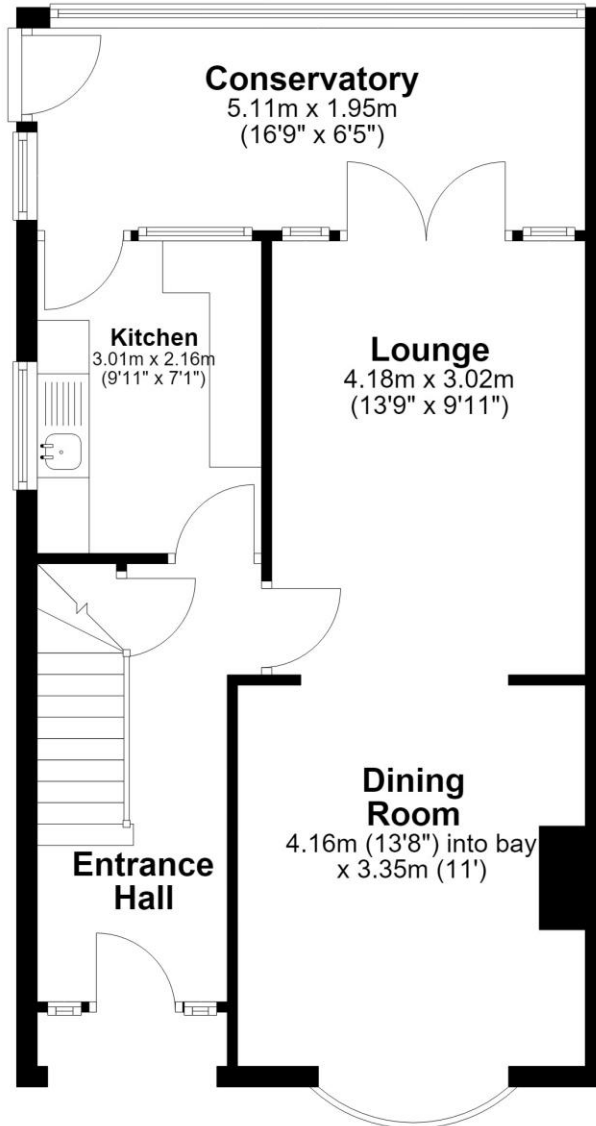
Bedroom Three: 7'1" x 7' (2.16m x 2.13m) Window to the rear aspect and a radiator.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with tiled walls, a heated towel rail and radiator, and an opaque window to the front aspect.

Outside – Rear: The garden measures in excess of 100ft (subject to survey) and is predominantly laid to lawn. There is a wooden shed, outside tap, and the garden is enclosed by mature hedging and trees making it very private and non-overlooked.

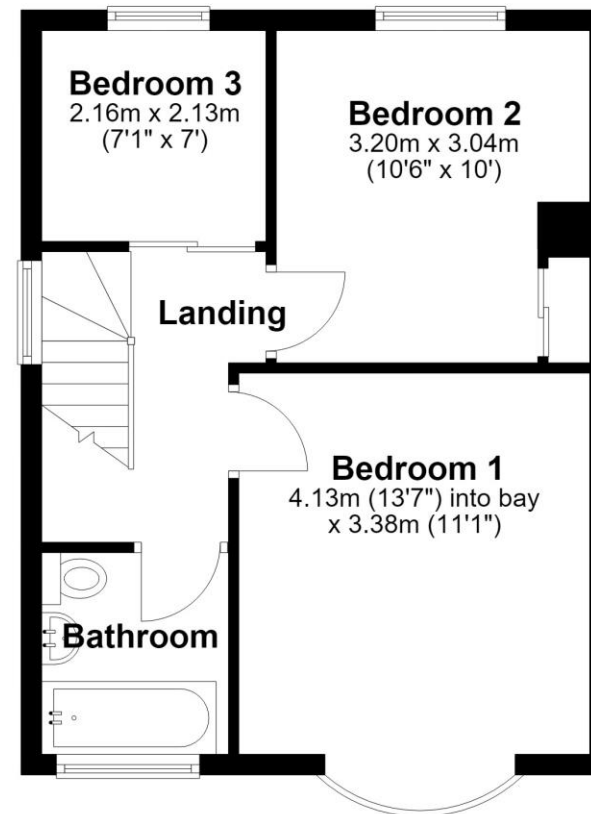
Ground Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 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

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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