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Rosecroft Road, Ipswich, Suffolk, IP1
6AP
Guide Price £260,000 to £270,000

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- The Crofts
- No Onward Chain
- Three-Bedroom Semi-Detached House
- Open Plan Lounge/Dining Room
- Kitchen & Garden Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Garage & Off-Road Parking for Two Cars
- Rear Garden in Excess of 80ft (STS)
- Scope to Extend/Develop (STPP)
- Would Benefit from Updating & Modernising

Located in the popular area of Ipswich known as The Crofts 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/develop (subject to planning permission) and comes with off-road parking to the front for two cars, a garage, and a well-stocked and mature rear garden which is in excess of 80ft (subject to survey). The accommodation comprises a

front porch, entrance hall, open plan lounge/dining room, kitchen, boot room and cloakroom, 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.

Outside – Front: There is a block-paved driveway providing off-road parking for two cars in front of the garage with a laid to lawn garden. The frontage is enclosed by low-retaining wall.

Garage: 15'9" x 7'8" (4.8m x 2.34m) Up and over door, power and light connected, and a pedestrian door opening out to the rear garden.

Front Porch: Windows to the side and a door leading to:

Entrance Hall: Radiator, staircase rising to the first floor



with understairs cupboard, and doors providing access to:

Lounge: 12'8" x 10'11" (3.86m x 3.33m) Bay window to the front aspect, a radiator, and opening through to:

Dining Room: 13'5" x 10' (4.1m x 3.05m) Feature fireplace, a radiator, and sliding patio door opening out to the rear garden.

Kitchen: 9'10" x 6'10" (3m x 2.08m) Fitted with a range of matching eye and base units, roll edge work surfaces, sink and drainer, space for appliances, built-in extractor

hood, radiator, tiled walls, window to the side aspect, and a sliding patio door leading to:

Boot Room: 6'2" x 5'1" (1.88m x 1.55m) Two sets of sliding patio doors opening out to the rear garden with a further door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

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

Bedroom One: 13'4" x 10'9" (4.06m x 3.28m) 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, a radiator, and an airing cupboard.

Bedroom Three: 7'2" x 6'11" (2.18m x 2.1m) Window to the rear aspect, a radiator, and a built-in double wardrobe with overhead storage.

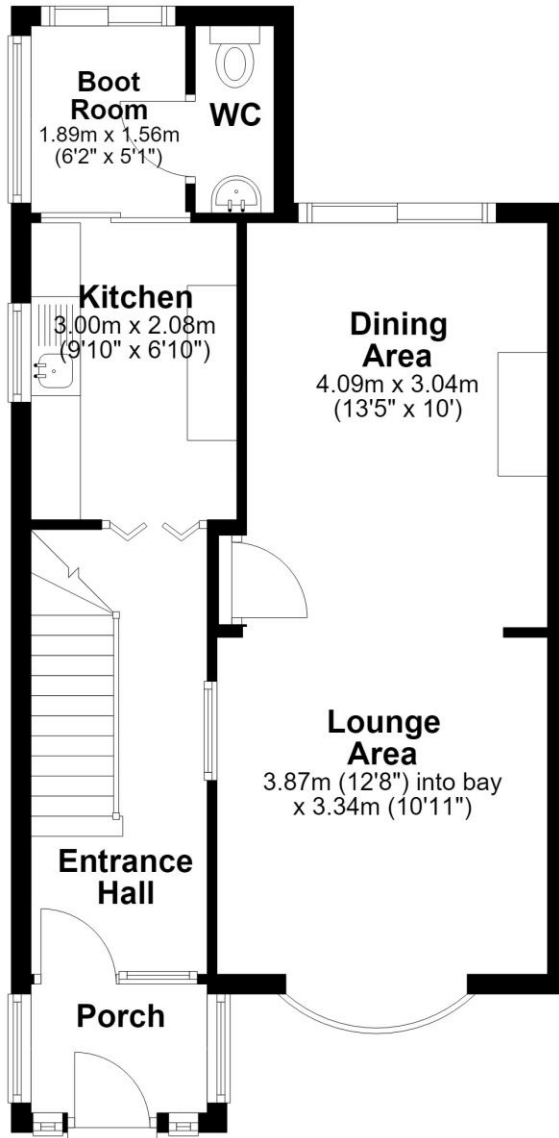
Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and

pedestal hand wash basin, along with a radiator, part tiled walls, and an opaque window to the front aspect.

Outside – Rear: The non-overlooked and private garden measures in excess of 80ft (subject to survey) and is well-stocked with an abundance of mature shrubs, bushes, and hedging. There is a patio area leading out from the lounge/dining room and boot room, an outside tap, door to the garage, and towards the rear of the garden is a greenhouse and wooden shed.

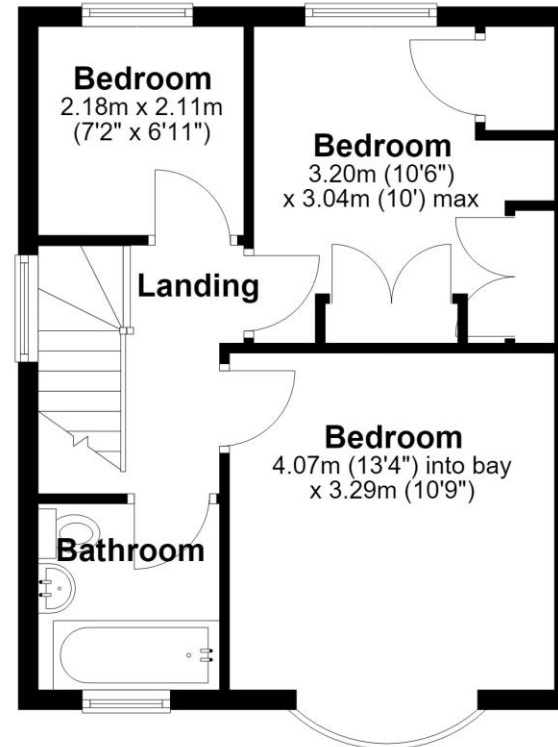
Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 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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