



Pinecroft Road

Ipswich

Asking Price £255,000

LACY SCOTT
& KNIGHT

est. 1869

73 Pincroft Road

Ipswich | Suffolk | IP1 6BN

Ipswich Town Centre 2 miles, Stowmarket 11 miles, Bury St Edmunds 24 miles

Well presented 3 bedroom semi detached family home, situated in the ever popular area of north west Ipswich, with the property itself benefitting from off street parking for 2 - 3 vehicles to the front and a good sized garden to the rear.

Entrance Hall | Reception Room/Dining Room | Fitted Kitchen | Breakfast Area | Utility/Cloakroom | 3 Bedrooms | Family Bathroom | Off Street Parking For 2 - 3 Vehicles To The Front | Good Sized Enclosed Garden To Rear | Double-Glazing | Gas Central Heating | No Onward Chain | Well Thought Of Location

73 Pincroft Road

From the stripped floored entrance hall there are doors to both the kitchen and the reception room/dining room, as well as an understairs storage cupboard, which houses a fuse box and electric meter, and window to side. The reception room/dining room features a bay window to front, plus further light provided by a window which overlooks the rear garden. There is also an exposed brick fireplace. The kitchen/breakfast room benefits from a range of wall, base and drawer units, including stainless steel sink unit, with mixer taps and splashback tiling, as well as integral oven and electric hob with extractor hood over, plus plumbing for washing machine, tiled flooring, Logic gas fired boiler, with doorway and window overlooking the side, plus further doorway to cloakroom to rear, which comprises low flush wc, wash handbasin, with space for dryer.

At first floor level there are three bedrooms, all of which are off the landing, the principal of which features a bay window to front, whilst the second bedroom offers views over the rear garden. Bedroom 3 houses the hot water tank, and again also looks over the rear garden. The shower room comprises



double width shower cubicle, pedestal wash handbasin and low flush wc.

Outside

To the front of the property there is off street parking for 2 - 3 vehicles, as well as gated side access, which in turn leads to the rear garden. To the rear of the property there is a paved patio area, with lawned garden beyond and within which can be found a garden shed, all of which is enclosed by a mixture of fence and hedge surround to the rear of the garden there is also a large potting shed.

Taking into account the spacious living accommodation, the very good presentation and highly desirable north west Ipswich

location in which the property is set, as well as the off street parking for 2 - 3 vehicles to the front and good sized gardens to the rear, we would recommend an early inspection of this property to avoid disappointment, we would recommend an early inspection of this property to avoid disappointment.

Location

Pincroft lies within a well established residential neighbourhood on the outskirts of Ipswich, offering a calm setting, while remaining within easy reach of the Town Centre and its many amenities. Ipswich itself provides a wide range of shopping facilities and cultural venues, while the historic waterfront marina offers an increasingly vibrant destination for dining and leisure.

For commuters, Ipswich Railway Station provides regular services to London Liverpool Street, in approximately one hour, making the area well suited for those balancing Suffolk living, with connections to the capital.

Pinecroft Road, Ipswich, Suffolk, IP1

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



Services
Mains water, electricity and drainage. Gas fired central heating.

Local Authority
Ipswich Borough Council - Council Tax Band B.

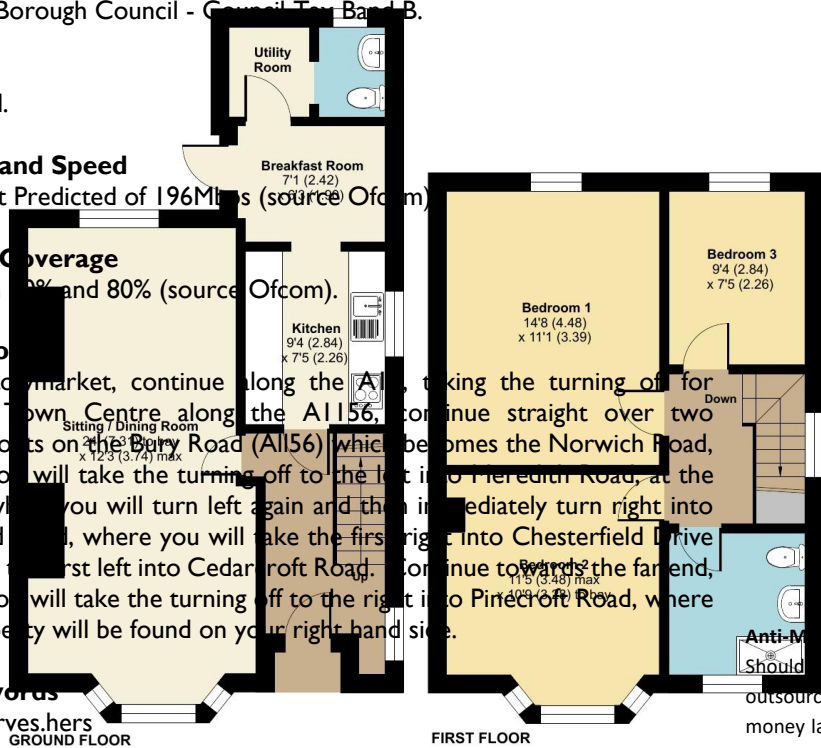
Tenure
Freehold.

Broadband Speed
Superfast Predicted of 196Mbps (source Ofcom)

Mobile Coverage
Between 98% and 80% (source Ofcom).

Directions
From Stowmarket, continue along the A11, taking the turning off for Ipswich Town Centre along the A1156, continue straight over two roundabouts on the Bury Road (A1156) which becomes the Norwich Road, where you will take the turning off to the left into Meridian Road, at the end of which you will turn left again and then immediately turn right into Stratford Road, where you will take the first right into Chesterfield Drive and then the first left into Cedarcroft Road. Continue towards the far end, where you will take the turning off to the right into Pinecroft Road, where the property will be found on your right hand side.

what3words
audio.serves.hers



Anti-Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-65	D		
35-54	E		
21-34	F		
1-20	G		

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in conducting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries of a property or the interpretation of any of them, the questions will be referred to the arbitration of the Agents whose decision shall be final.

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

MARKET PLACE, STOWMARKET, SUFFOLK, IPI4 1DN

Tel: 01449 612384