



Palmer & Partners



Fircroft Road, Ipswich, Suffolk, IP1 6PP
Asking Price £250,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- The Crofts
- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- First Floor Shower Room
- Requires Some Updating
- Off-Road Parking for One Car
- Integral Garage
- Generous Rear Garden



Situated in the much sought-after Crofts area of Ipswich lies this three-bedroom semi-detached house which is being sold with no onward chain, would benefit from some updating, and benefits from a generous rear garden, off-road parking to the front for one car, and an integral garage. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises front

porch, entrance hall, lounge, 17ft kitchen / breakfast room, utility room, ground floor cloakroom, first floor landing, shower room, and three bedrooms.

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: The frontage has shrub borders and raised flowerbeds, a block-paved driveway providing off-road parking for one car, and access to the garage.

Integral Garage: 15'9" x 9'2" (4.8m x 2.8m) Up and over door with pedestrian door into the utility room.

Front Porch: Door through to: **Entrance Hall:** Radiator, stairs to the first floor, and doors to:

Lounge: 16'1" x 10'10" (4.9m x 3.3m) Window to the front aspect and radiator.



Kitchen / Breakfast Room: 17'5" x 11'10" (5.3m x 3.6m) Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, integrated double oven and hob with extractor hood over, space for an under-counter fridge, radiator, part tiled walls, window to the rear aspect, sliding patio doors opening out to the rear garden, and door through to:

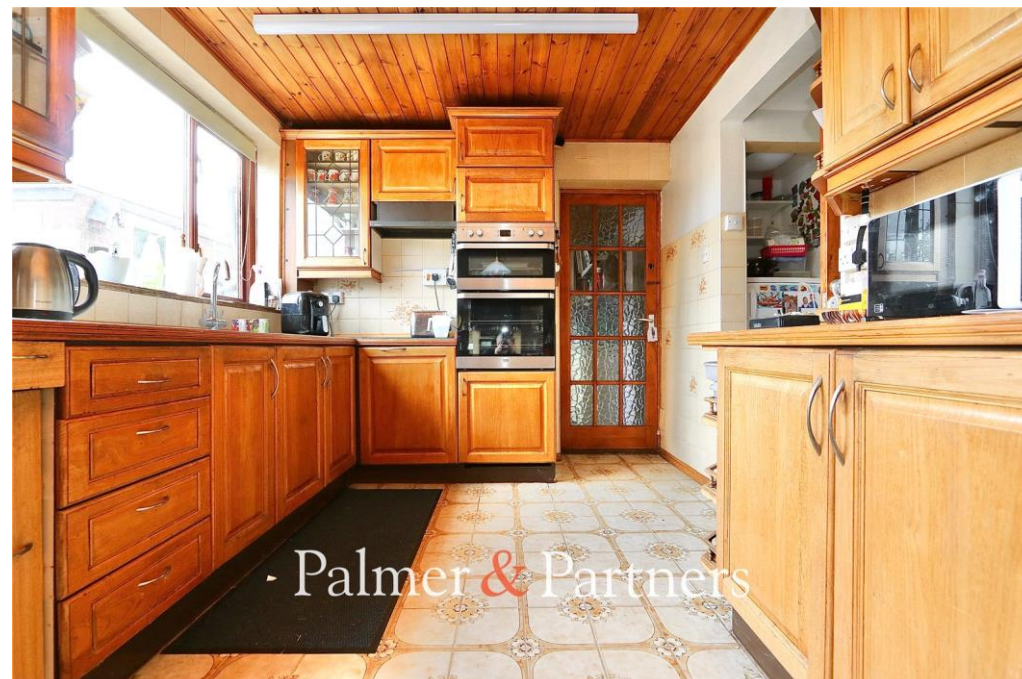
Utility Room: 9'6" x 9'6" (2.9m x 2.9m) Window to the rear aspect; door opening out to the

rear garden; space for a washing machine, tumble dryer and fridge freezer; and doors to the cloakroom and integral garage.

Cloakroom: Two-piece suite comprising low-level WC and hand wash basin.

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

Shower Room: Three-piece suite comprising shower enclosure, low-level WC and vanity hand wash basin with



storage beneath; radiator; and opaque window to the front aspect.

Bedroom: 12'10" x 11'2" (3.9m x 3.4m) Window to the front aspect, radiator, and built-in wardrobe.

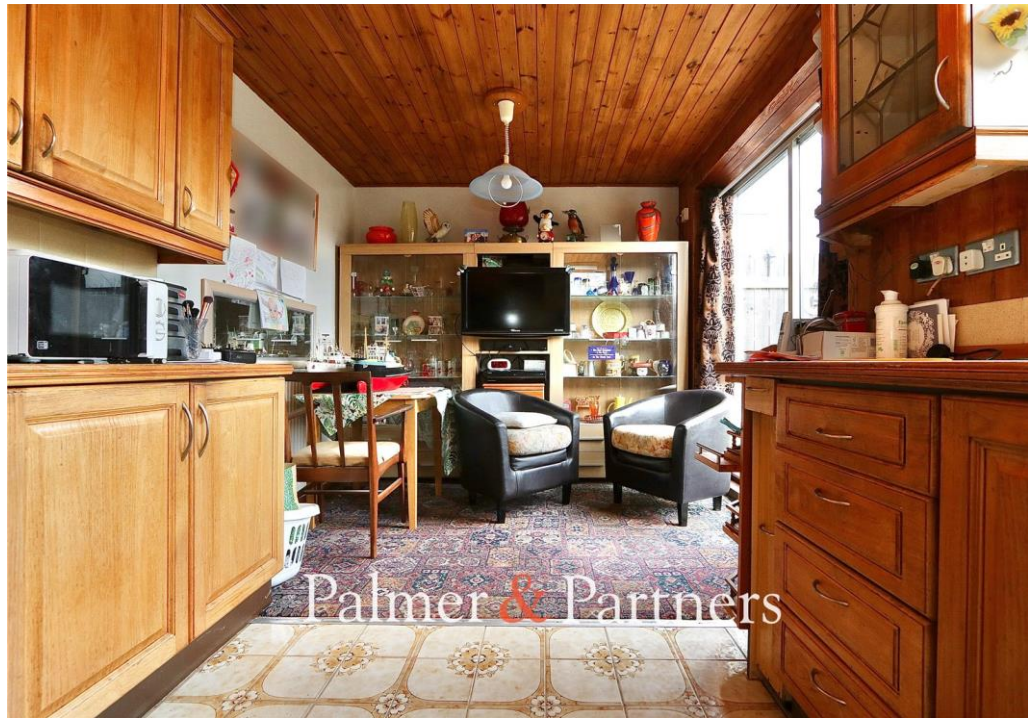
Bedroom: 12'2" x 9'10" (3.7m x 3m) Window to the rear aspect and radiator.

Bedroom: 8'10" x 7'3" (2.7m x 2.2m) Window to the rear aspect and radiator.

Outside – Rear: The good size garden is predominantly laid to lawn with raised flowerbeds and

shrub borders; large patio seating area; workshop, wooden shed and greenhouse; and is fully enclosed by fencing.

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



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com