

85 Fircroft Road, Ipswich, IP1 6PU



Freehold

Guide Price

£275,000

Subject to contract

Crofts development

3 bedrooms
Sitting room, kitchen/dining room
and **1 bathroom**



Situated on the north western outskirts of the town is this semi-detached house with parking and garage.

Some details

General information

Situated on the north-western outskirts of the town with excellent links to the A12/A14 and on the sought-after Crofts development is this three bedroom semi-detached house. The property has an extended kitchen/dining room as well as a separate sitting room and first floor bathroom. It also has gas central heating (not tested), double glazing, parking for a number of cars, garden and garage.

The entrance porch has double doors that open into the reception hall with stairs to the first floor and doors off. To the front is a sitting room and spanning the width of the property is the kitchen/dining room which has been extended with a further sitting area overlooking the garden. The kitchen has a range of base and eye-level units, work surfaces and sink with space for all other appliances. A door leads out to the side into the garage/workshop with up/over door to the front and double doors that opens into the garden.

The first floor landing has doors off to three bedrooms, two of which are doubles and the family bathroom which has a white suite of basin, bath, WC and a window to the front.

Entrance porch

Reception hall

Sitting room

15' 9" x 10' 10" (4.8m x 3.3m)

Kitchen

17' 2" x 8' 9" (5.23m x 2.67m)

Dining area

12' x 8' 2" (3.66m x 2.49m)

Landing

Bedroom one

12' 9" x 10' 9" (3.89m x 3.28m)

Bedroom two

12' x 9' 7" (3.66m x 2.92m)

Bedroom three

8' 10" x 7' 2" (2.69m x 2.18m)

Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

The outside

The front of the property is laid to block-paving to provide parking for up to two cars and is enclosed by low level brick wall. The drive leads to a single garage measuring 23'5 x 7'6 with up and over door to the front and double doors that open into the garden.

The rear garden is predominantly laid to lawn with patio area to the immediate rear of the property, enclosed by wooden fencing with various shrubs, borders and a shed.

Where?

Fircroft Road is located on the north-western outskirts of the town with excellent links to a number of amenities including a parade of shops and supermarkets, Ipswich town centre is also within easy reach with a number of shopping facilities, coffee houses, bars and restaurants.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - CJJ

Directions

Head out of town in a northerly direction along Henley Road passing Ipswich Independent School. Follow the s-bend to the traffic lights and continue straight over into Henley Road and over the bridge. Take the next turning on the left into Larchcroft Road, turn right into Pearcroft Road and at the end of the road turn left where the property can be found on the right hand side identified by a Fenn Wright board.

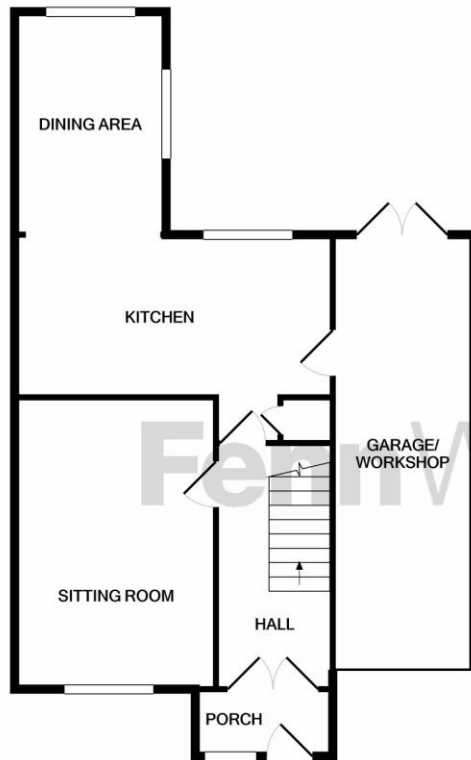
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

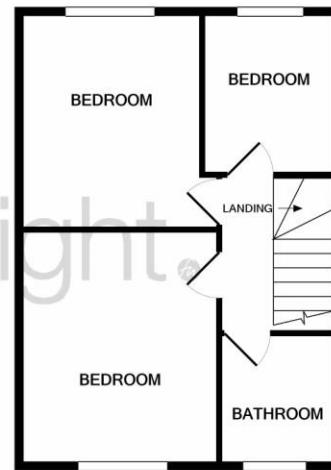
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Viewing

To make an appointment to view this property please call us on 01473 232 700



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