



Fircroft Road | Ipswich | IP1 6AQ

Asking Price £280,000 Freehold

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estate agents

Fircroft Road, Ipswich, IP1 6AQ

CHAIN FREE - A well extended and cared for three bedroom semi-detached family home located within the favourite Crofts development to the popular North-West of Ipswich. With scope for a degree of updating, the accommodation comprises; enclosed porch, entrance hall, sitting room, spacious partly separated kitchen-diner taking full advantage of the sizeable single storey rear extension, and cloakroom on the ground floor with landing, three bedrooms and shower room on the first floor. To the outside there is driveway off-road parking and access to an attached garage with double door entry and personal rear door providing pedestrian access to the rear garden. The well stocked established rear garden consists of an area laid to mature lawn, stepped two level paved patio, concealed seating area, wooden shed, greenhouse, and fencing to boundaries all enjoying a pleasant open outlook. Further benefits include predominant double glazing, gas central heating and cavity wall insulation. Early viewing is highly recommended.

DOUBLE GLAZED DOOR TO

ENCLOSED PORCH

Glazed door to entrance hall.

ENTRANCE HALL

Radiator, under-stairs cupboard, stairs rising to first floor, doors to.

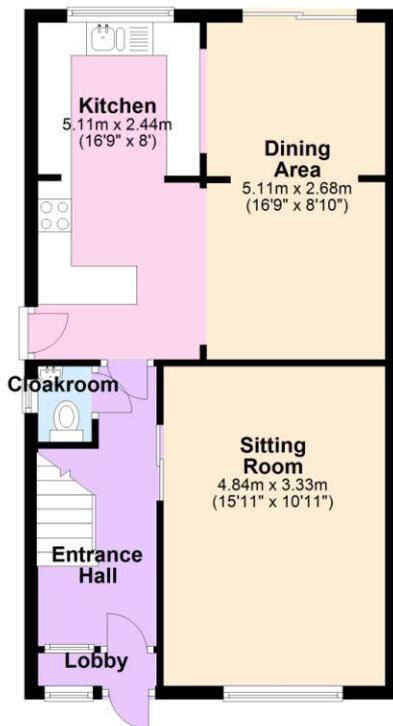
EXTENDED KITCHEN-DINER

17' 5" x 16' 10" approx. (5.31m x 5.13m) Double glazed window to rear, double glazed patio style door to rear opening to garden, two radiators, partly separated kitchen and dining spaces, a range of base and eye level fitted cupboard and drawer units, corner shelf units, service opening, rolled edge worktops, built-in double oven, inset gas hob with extractor over, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and fridge, tiled splash-backs, part tile effect vinyl flooring, part carpeted floor.



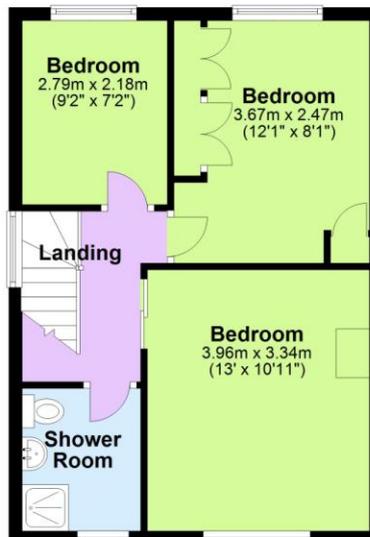
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

SITTING ROOM

15' 11" x 10' 11" approx. (4.85m x 3.33m) Double glazed window to front, internal arched feature window through to kitchen-diner, enclosed gas fire with back boiler, television and telephone points.

CLOAKROOM

Obscured double glazed window to side, low level WC, wall mounted hand-wash basin.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access, doors to.

BEDROOM ONE

12' 10" x 10' 11" approx. (3.91m x 3.33m) Double glazed window to front, radiator.

BEDROOM TWO

12' x 9' 10" approx. max. to back of wardrobes and cupboards (3.66m x 3m) Double glazed window to rear, radiator, built-in double wardrobe and cupboard, built-in airing cupboard housing hot water tank.

BEDROOM THREE

8' 10" x 7' approx. (2.69m x 2.13m) Double glazed window to rear, radiator.

SHOWER ROOM

7' x 5' 11" approx. (2.13m x 1.8m) Obscured double glazed window to rear, chrome heated towel rail, shower cubicle with electric shower, pedestal hand-wash basin with mixer tap, low level WC, tiled splash-backs, vinyl flooring.

OUTSIDE

The frontage offers driveway off-road parking and access to an attached garage with double door entry, window to rear and personal rear door providing pedestrian access through to the rear garden. The charming, well stocked established rear garden consists of an area laid to mature lawn, stepped two level patio, concealed seating area, wooden shed and greenhouse, all enclosed by fencing to boundaries and enjoying an open outlook.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,840.72 PA (2022-2023).

NEARBY SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

Energy performance certificate (EPC)

Fircroft Road IPSWICH IP1 5AQ	Energy rating D	Valid until: 22 May 2032 Certificate number: 3715-0112-5002-0025-9706
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Property type	Semi-detached house
Total floor area	93 square metres

Rules on letting this property

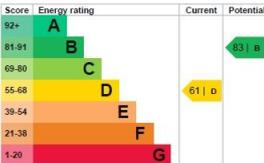
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
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