



Holcombe Crescent | Ipswich | IP2 9QL

Price £285,000 Freehold





# Holcombe Crescent, Ipswich, IP2 9QL

NO ONWARD CHAIN. We are delighted to be offering for sale this extended 3-bedroom semi-detached family home located to the Southwest of Ipswich in the Belstead Hills area, ideally situated for bus service, schools, Suffolk One, shops, doctors and A12/14 trunk roads. The property is well maintained and presented to a good standard comprising entry hall, dining room, study area, spacious lounge opening out to rear patio area with covered pergola, modern kitchen, A Valiant gas boiler with Magnetic filtration system serviced regularly by British Gas, plumbing for washing machine, vent for tumble dryer, 3 double bedrooms, modern recently updated bathroom suite, off road parking, single attached garage, pedestrian side aspect leading to established rear gardens laid to lawn, variety of established bushes, palms and shrubs.



## ENTRY

UPVC door carpeted flooring, door into dining room.

## DINING ROOM

11' 6" x 11' 6" max (3.51m x 3.51m) Carpeted flooring, double glazed window to side aspect, stairs rising to first floor, radiator, archway through to study area, door to kitchen and sitting room.

## STUDY AREA

6' 5" x 6' 5" (1.96m x 1.96m) Carpeted flooring, double glazed window to front aspect, radiator.



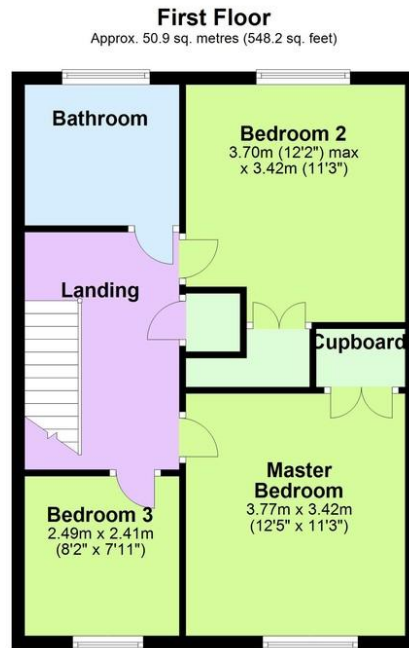
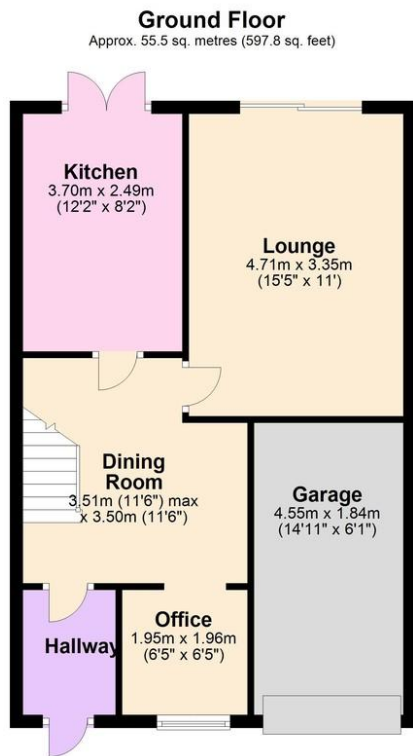
## LOUNGE

15' 5" x 11' (4.7m x 3.35m) Carpeted flooring, sliding double glazed patio doors out to patio area, radiator, matching wall lights.

## KITCHEN

12' 2" x 8' 2" (3.71m x 2.49m) Fitted eye level and matching base units with roll edge work tops, space for gas cooker, extractor hood, plumbing for washing machine and dish washer, ceramic inset sink, & drainer with stretch hot & cold mixer tap, recently fitted by British Gas a Valliant gas boiler with Magnetic filtration system serviced regularly by fitted by British gas, double glazed window to side aspect double glazed French doors to rear.





Total area: approx. 106.5 sq. metres (1146.0 sq. feet)

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

## STAIRS RISING TO FORST FLOOR

### LANDING

Carpeted stairs and landing loft hatch with drop down ladder, airing cupboard housing hot water cylinder, doors off to bedrooms and bathroom.

### BEDROOM 1

12' 5" x 11' 3" (3.78m x 3.43m) Carpeted flooring, double glazed window to rear aspect, radiator, 2 door built in wardrobe.

### BEDROOM 2

12' 2" x 11' 3" (3.71m x 3.43m) Carpeted flooring, double glazed window to front aspect, radiator, 2 door built in wardrobe.

### BEDROOM

8' 2" x 7' 11" (2.49m x 2.41m) Carpeted flooring, double glazed window to front aspect, radiator.

### BATHROOM

7' 11" x 7' 2" (2.41m x 2.18m) Recently fitted bathroom comprising low level WC, wash hand basin with cupboards under, bath with shower over off the mains, ceramic tiled floor, floor to ceiling tiled walls, chrome heated towel rail,

extractor fan, double glazed window to rear aspect.

### GARAGE

14' 11" x 6' 1" (4.55m x 1.85m) Up & over roller door power and lighting connected.

### OUTSIDE

Block paved driveway providing extra parking for 2 - 3 cars, variety of palms and shrubbery, side gate to raised area with timber shed, palms, patio to the rear of the property with covered pergola, outside hot & cold taps, lawn area flower & shrub borders with a variety of bushes and small trees, timber garden shed which is insulated, power & lighting connected, deck area at the bottom of the garden along with further garden shed, gardens are all enclosed by fencing.

### COUNCIL

Ipswich Borough Council  
Council tax band (C) £1,840.72

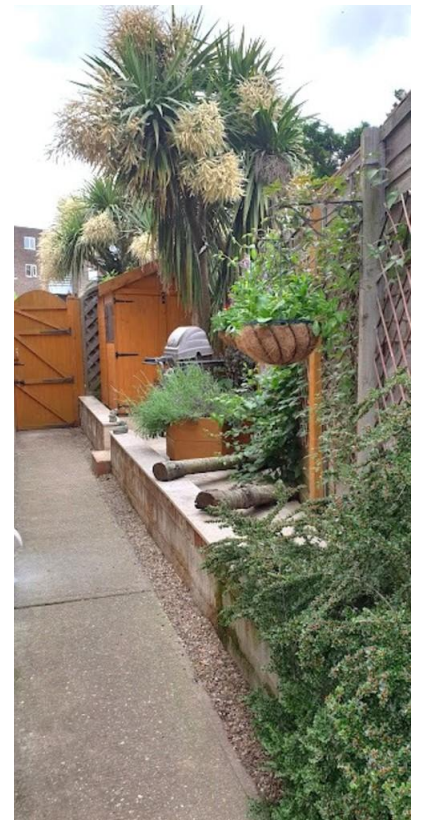
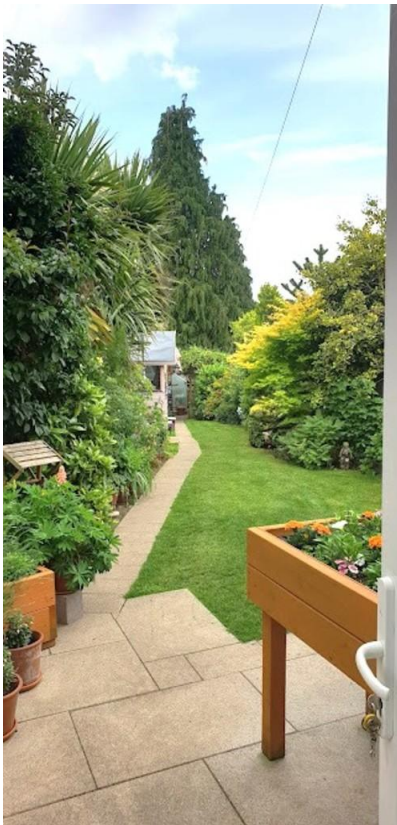
### NEAREST SCHOOLS

Gusford primary school, Chantry Academy.

### SERVICES

We understand all mains services are connected.

Holcombe Crescent IPSWICH IP2 9QL	Energy rating <b>C</b>	Valid until: <b>21 August 2032</b>
		Certificate number: <b>7432-6528-0100-0768-9292</b>



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