



Larchcroft Road | Ipswich | IP1 6PF

O.I.R.O £310,000 Freehold





# Larchcroft Road, Ipswich, IP1 6PF

CHAIN FREE - A rarely available three bedroom detached family home requiring a degree of modernisation, favourably located on the desirable upper tier of the crofts to the popular North West of Ipswich. The well appointed accommodation briefly comprises; enclosed porch, entrance hall, kitchen/dining room and sitting room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside front there is a centred lawn between dual driveways providing off-road parking and access to an attached garage, whilst to the rear there is a good-sized South East facing established garden mainly laid to mature lawn with patio enjoying an open outlook. Further benefits include predominant double glazing and gas fired central heating via a modern boiler, and in the valuers opinion the property would lend itself well to extending subject to gaining the required permissions. Early viewing is highly recommended.

### SLIDING DOUBLE GLAZED DOOR TO ENCLOSED LOBBY

Tiled threshold, traditional style door to entrance hall.

#### ENTRA NCE HALL

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

#### **KITCHEN/ DINING ROOM**

17' 2" x 11' 10" plus recess. max. (5.23m x 3.61m) Two double glazed windows to front, radiator, base and eye level fitted cupboard and drawer units, rolled edge work surfaces, inset sink-drainer unit with mixer tap, tiled splash backs, spaces for gas cooker, washing-machine and fridge-freezer, built-in larder cupboard with window to side, part vinyl flooring, double glazed door to side opening to outside.

#### SITTING ROOM

16' x 10' 11" approx. (4.88m x 3.33m) Double glazed window to front, radiator, coal effect enclosed gas fire set in fireplace.









Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

### STAIRS RISING TO FIRST FLOOR

#### **LA NDING**

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

#### **BEDROOM ONE**

13' max. x 11' approx. (3.96m x 3.35m) Double glazed window to front, radiator.

#### **BEDROOM TWO**

12' 4" x 9' 10" approx. (3.76m x 3m) Double glazed window to rear, radiator, built-in cupboard housing modern wall mounted gas fired boiler and hot water tank, fitted twin wardrobes with central vanity section.

#### **BEDROOM THREE**

9' 3" x 7' approx. (2.82m x 2.13m) Double glazed window to rear, radiator, BT Open Reach socket.

### BATHROOM

Obscure double glazed window to front, radiator, panelled bath with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, tiled walls, electric heater light.

#### OUTSIDE

The frontage provides centred mature lawn between dual driveways which provide off-road parking and access to an attached garage (measuring 24' 3" x 8' 5" approx.) with up and over entry door, double glazed window to rear and double glazed personal door to rear garden, exposed flower bed and low walls to side boundaries, gated pedestrian access to rear. The good-sized South East facing established rear garden enjoys an open outlook and is mainly laid to mature lawn with patio, established flower beds stocked with various shrubs, perennials and hedging, raised flower beds and external tap.

#### **IPSWICH BOROUGH COUNCIL**

Tax band D - Approximately £2,154.69 PA (2023-2024).

#### **NEARBY SCHOOLS**

Dale Hall Primary and Ormiston Endeavour High.

#### Energy performance certificate (EPC)



#### Rules on letting this property

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

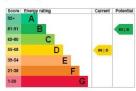
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/ouidance/domestic-private-rented-orgeaty-minimum-energy-efficiency-standard-landlordguidance).

# Energy efficiency rating for this property

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

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

See how to improve this property's energy performance.



Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales:

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

the average energy score is 60



## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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