

Pincroft Road | Ipswich | IP1 6BW

Offers In Excess Of £250,000 Freehold





# Pinecroft Road, Ipswich, Suffolk, IP1 6BW

CHAIN FREE - A well maintained and presented three bedroom double bay semi-detached family home located on the favourite Crofts to the popular North West of Ipswich. The accommodation comprises; storm porch, entrance hall, fitted kitchen, sitting room and dining room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside the frontage consists of a low wall enclosed lawn which subject to gaining the correct permissions could provide off-road parking, whilst to the rear there is a larger established West facing garden mainly laid to lawn with dual patios, mature trees and wood panelled shed. Further benefits include double glazing and gas fired central heating. Early viewing to discover the full potential this rarely available property has to offer is highly recommended.



## STORM PORCH

Double glazed front door to entrance hall.

## ENTRANCE HALL

Radiator, under stairs cupboard with double glazed window to side, stairs rising to first floor, doors to.

## KITCHEN

9' x 7' 1" approx. (2.74m x 2.16m) Double glazed windows to side and rear, double glazed door to garden, radiator, a range of base and eye level fitted wood effect cupboard and drawer units, granite effect work tops, inset sink drainer with mixer tap, built-in oven and grill with inset electric hob, tiled splash backs, space for washing machine, wall mounted gas fired boiler, wood effect flooring, inset ceiling lights.

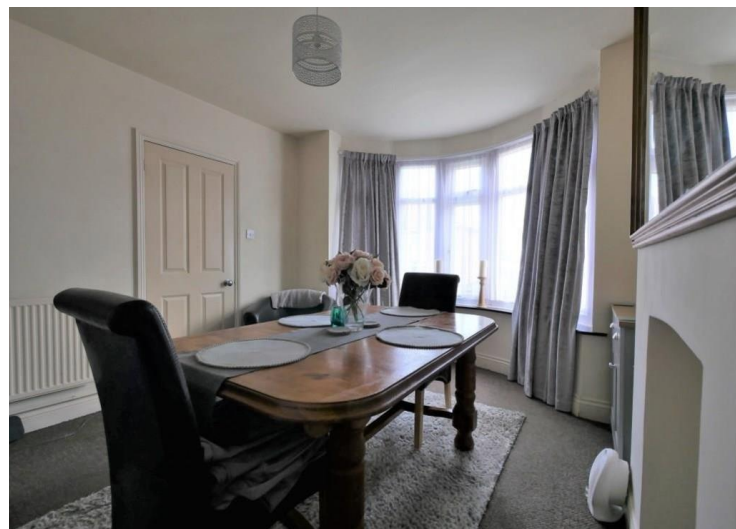


## SITTING ROOM

13' 4" x 9' 11" approx. (4.06m x 3.02m) Double glazed French doors to garden, radiator, feature fireplace recess, television point.

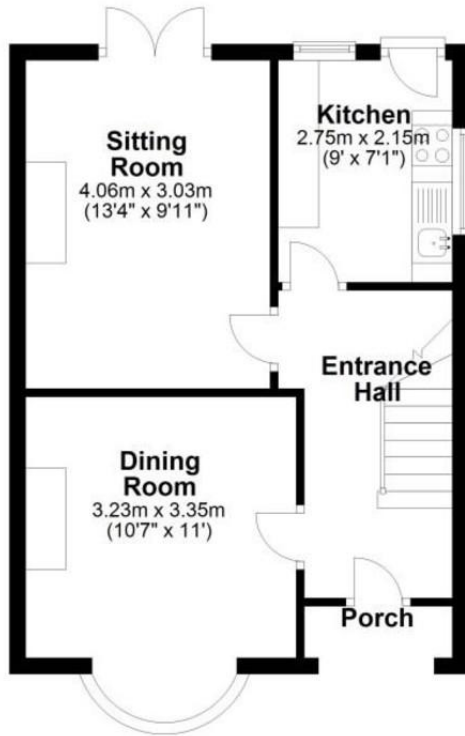
## DINING ROOM

13' 6" into bay x 11' approx. (4.11m x 3.35m) Double glazed bay window to front, radiator, feature fireplace recess.



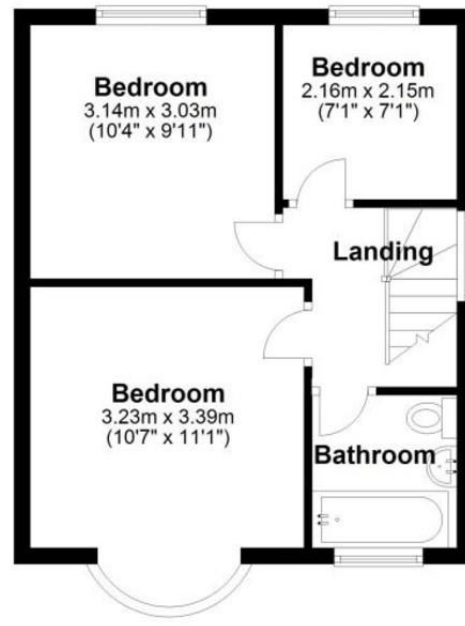
## Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

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

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to side, loft access, doors to.

### BEDROOM ONE

13' 6" into bay x 11' approx. (4.11m x 3.35m) Double glazed bay window to front, radiator.

### BEDROOM TWO

10' 4" x 9' 11" approx. (3.15m x 3.02m) Double glazed window to rear, radiator.

### BEDROOM THREE

7' 1" x 7' 1" approx. (2.16m x 2.16m) Double glazed window to rear, radiator.

### BATHROOM

6' x 5' 8" approx. (1.83m x 1.73m) Obscured double glazed window to front, radiator, panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, low level WC, tiled walls, mosaic tile effect flooring, extractor fan.

### OUTSIDE

The frontage consists of an enclosed lawn with path leading to the front door which subject to gaining the correct permissions could provide off-road parking, furthermore there is a shared side access with gated pedestrian entry into the rear garden. The West facing established rear garden is of a larger size and mainly laid to lawn with a selection of mature trees, dual patios and wood panelled shed with fencing and hedging to boundaries.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

### SCHOOLS

Castle Hill Primary and Westbourne Academy High.

**Energy performance certificate (EPC)**

Pinacott Road IPSWICH IP1 6BW	Energy rating <b>D</b>	Valid until: 22 June 2029 Certificate number: 8208-5622-4629-8827-5613
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Property type: Semi-detached house

Total floor area: 75 square metres

**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/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 C.

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	68   C
39-54	E		
21-38	F		
1-20	G		



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125 Dale Hall Lane, Ipswich IP1 4LS  
 Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)