



Palmcroft Road | Ipswich | IP1 6RA

Price £260,000 Freehold

**ipswich &**  
**suffolk** estate  
agents  
Part of the Your Ipswich Group

# Palmcroft Road, Ipswich, IP1 6RA

NO ONWARD CHAIN - We are pleased to be offering for sale this 3 bedroom semi-detached house located on the desirable Crofts development close to local schools, shops and bus service. The property is arranged over two floors comprising, entrance, inner hallway, G/F cloakroom, lounge, dining, kitchen, utility, stairs to first floor leading to 3 bedrooms and family shower room. Further benefits include garage with remote controlled roller door, off road parking, gas central heating, double glazing throughout, solar panels (which are owned) and generating an income in the region of £500 - £600 per annum. Gardens to front and rear all enclosed by fencing. EARLY INSPECTION RECOMMENDED.



## ENTRANCE HALL

UPVC door into entrance hall, double glazed window to side aspect, vinyl floor covering, part glazed door into inner hallway.

## CLOAKROOM

Comprising low level WC, wash hand basin with cupboard under, vinyl floor covering, double glazed window to side aspect, extractor fan (not tested)

## INNER HALLWAY

Carpeted flooring, radiator, stairs to first floor, cupboard under stairs, part glazed doors to kitchen and lounge.

## LOUNGE

15' 10" x 10' 10" (4.83m x 3.3m) Carpeted flooring, double glazed window to front aspect, radiator, coal effect gas fire with marble hearth, glazed doors to dining room.

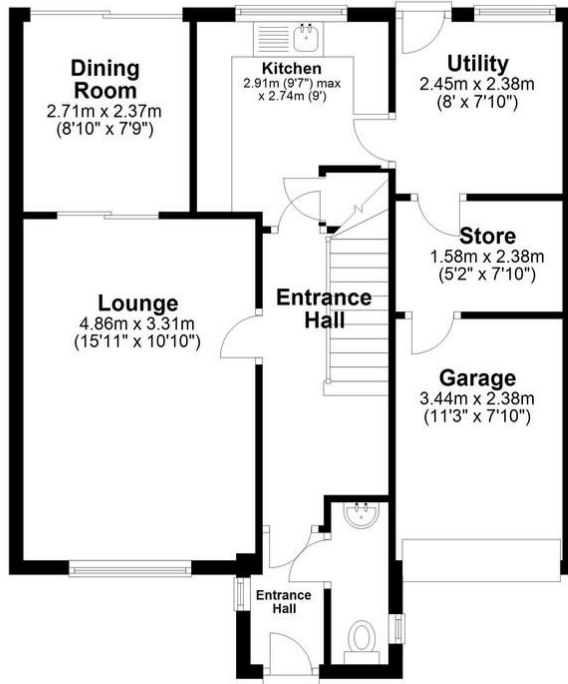
## DINING ROOM

8' 11" x 7' 9" (2.72m x 2.36m) Carpeted flooring, double glazed patio doors to rear aspect, radiator serve through hatch to kitchen.



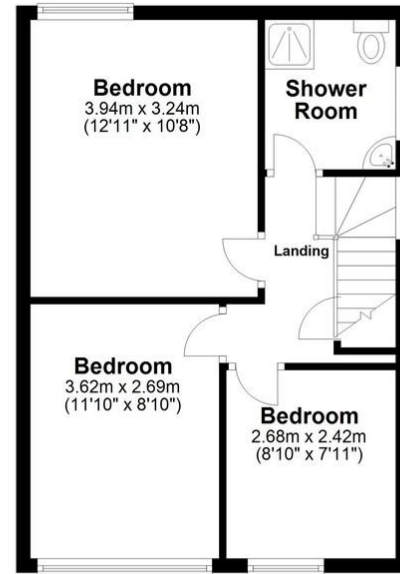
## Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 101.7 sq. metres (1095.2 sq. feet)

### KITCHEN

8' 11" x 8' 10" (2.72m x 2.69m) Comprising matching eye level and base units with work tops, stainless steel sink with separate drainer, hot & cold mixer tap, electric cooker to remain, extractor over, walk in pantry, double glazed window to rear aspect, tile effect flooring, part glazed door through to utility.

### UTILITY ROOM

8' 1" x 7' 9" (2.46m x 2.36m) Step down to vinyl flooring, base unit for storage with roll edge work top, plumbing for washing machine (vendor happy to leave washing machine) space for fridge/freezer, double glazed window & door to rear aspect, door into garage.

### INTEGRAL GARAGE

17' x 7' 11" (5.18m x 2.41m) Power & lighting connected, remote controlled roller door, part of garage used currently as work area.

### STAIRS

Carpeted stairs and landing, double glazed window to side aspect at the top of the stairwell, loft hatch, airing cupboard housing hot water cylinder. (Gas Baxi boiler is located in the loft which has been recently serviced) door to bedrooms and shower room.

### BEDROOM 1

12' 10" x 10' 6" (3.91m x 3.2m) Carpeted flooring, double glazed window to rear aspect, radiator.

### BEDROOM 2

11' 11" x 9' (3.63m x 2.74m) Carpeted flooring, radiator, double glazed window to front aspect.

### BEDROOM 3

8' 7" x 7' 10" (2.62m x 2.39m) Carpeted flooring, double glazed window to front aspect, radiator.

### SHOWER ROOM

7' x 5' 2" (2.13m x 1.57m) Comprising low level WC, wash hand basin with cupboard under, corner shower cubicle with electric shower easy clean splash back panels on all walls, non slip flooring, Dimplex wall heater, towel rail, double glazed window to side aspect, extractor fan.

### OUTSIDE

Block paved drive leading to garage, off road parking, shingled front dwarf brick wall. Rear garden mainly laid out lawn with flower & shrub borders all enclosed by fencing.

## SOLAR PANELS

The solar panels are owned and produce an income currently between £500.00 - £600.00 per annum.

Palmcroft Road  
IPSWICH  
IP1 6RA

Energy rating

C

Valid until: 8 January 2034

Certificate number: 2920-0196-0062-8005-1433

## COUNCIL

Ipswich Borough Council

Council tax band (C) £1,915.28

## NEAREST SCHOOLS

Castle Hill infant & primary schools, Ormiston Endeavor Academy.

## SERVICES

We understand all mains services are connected.



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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