



Pincroft Road | Ipswich | IP1 6BN

Price £240,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Pinecroft Road, Ipswich, IP1 6BN

An ideal opportunity to purchase this 3 bedroom semi-detached family home located on the desirable Crofts development within walking distance to local shops, schools and bus service. Arranged over two floors comprising enclosed porch, entrance hall, lounge/dining room, conservatory, kitchen, side porch with cloakroom, first floor leading to 3 bedrooms and bathroom. Further benefits include gas central heating, predominately double glazed except where stated, block paved off road parking for 2 cars enclosed rear garden, the property requires some updating. Early inspection recommended.



STORM PORCH

Double glazed door into enclosed porch with double glazed door into entrance hall.

ENTRANCE HALL

Carpeted flooring, double glazed window to side aspect, stairs to first floor, radiator, storage cupboards under stairs, door to lounge and kitchen.

LOUNGE/ DINING

23' 7" x 12' 2" (7.19m x 3.71m) Carpeted flooring, feature brick fireplace, 2 radiators, double glazed window to front aspect, double glazed sliding door into conservatory.

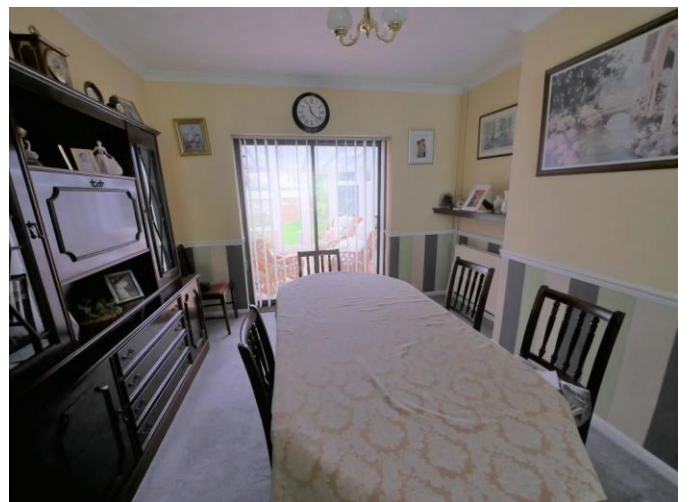


CONSERVATORY

11' 10" x 9' 7" (3.61m x 2.92m) Tiled flooring double glazed doors with side panels to rear aspect.

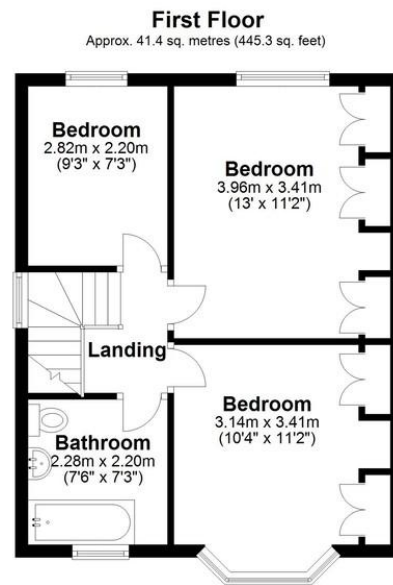
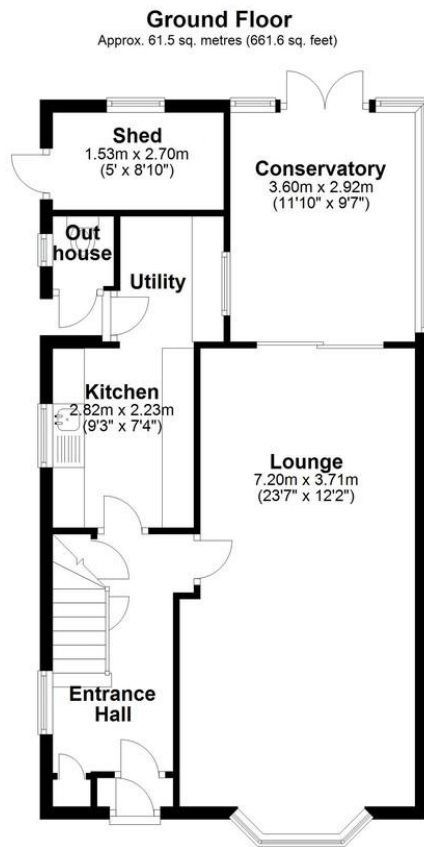
KITCHEN

9' 3" x 7' 4" (2.82m x 2.24m) Comprising matching eye level and base units with roll edge work tops, double stainless steel sink unit with swan neck mixer tap, plumbing for washing machine, gas cooker point, space from fridge freezer, wall mounted gas boiler, single glazed window to side aspect looking through to conservatory, double glazed door and window to side aspect, laminate flooring, covered side porch leading to G/F cloakroom with high level flusher.



STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bedrooms and bathroom.



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

BEDROOM 1

13' x 11' 2" (3.96m x 3.4m) Carpeted flooring, radiator, double glazed window to rear aspect, 6 door built in wardrobe.

BEDROOM 2

11' 2" x 10' 4" (3.4m x 3.15m) Carpeted flooring, radiator, double glazed window to front aspect, 4 door built in wardrobe with vanity.

BEDROOM 3

9' 3" x 7' 3" (2.82m x 2.21m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, double glazed window to front aspect, electric wall heater, radiator, carpeted flooring.

OUTSIDE

Block paved off road parking for 2 cars, side gate leading to rear garden with patio area, lawn, flower and shrub borders all enclosed by hedging and fencing. Outhouse storage.

STORAGE

8' 10" x 5' (2.69m x 1.52m) Door into storage in outhouse.

COUNCIL

Ipswich Borough Council
Council tax Band (B) £1,675.87

NEAREST SCHOOLS

Castle Hill infant & junior school, Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

CONSUMER PROTECTION

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and

occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Pinecroft Road IPSWICH IP1 6BN	Energy rating C	Valid until: 14 January 2034 Certificate number: 2160-3709-6040-4100-2991
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**VIEWING STRICTLY BY APPOINTMENT
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01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.