

Little's Crescent | Ipswich | IP2 8DP

Price £160,000 Freehold

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# Little's Crescent, Ipswich, IP2 8DP

NO ONWARD CHAIN - We are delighted to be offering for sale this end terraced cottage located to the South of Ipswich just off Wherstead Road close to local shops, bus service, schools and a short walk to the railway station, town centre and waterfront. The property is arranged over two floors comprising enclosed entry porch, entry hall, dining room, sitting room, kitchen with walk in pantry, stairs to first floor leading to two double bedrooms and bathroom. Further benefits include double glazed windows throughout, gas central heating, front & rear gardens and parking opposite on a first come first served basis.

## ENCLOSED PORCH

Door into enclosed porch, door into entry hall.



## ENTRANCE HALL

Sisal matting floor covering, radiator, archway through to dining room.

## DINING ROOM

8' 10" x 7' 11" (2.69m x 2.41m) Sisal matting floor covering, double glazed window to front aspect, shelved recesses, step down into sitting room.

## SITTING ROOM

11' 11" x 10' 10" (3.63m x 3.3m) Sisal matting floor covering, 2 radiators, double glazed windows to rear and side aspect, gas fire, door to staircase and door to kitchen.



## KITCHEN

11' 5" x 7' 5" (3.48m x 2.26m) Comprising base units with roll edge work tops, electric cooker to remain, stainless steel sink, plumbing for washing machine, wall mounted gas Baxi boiler just serviced, double glazed window to side aspect, single glazed door to rear garden, door into walk in pantry.

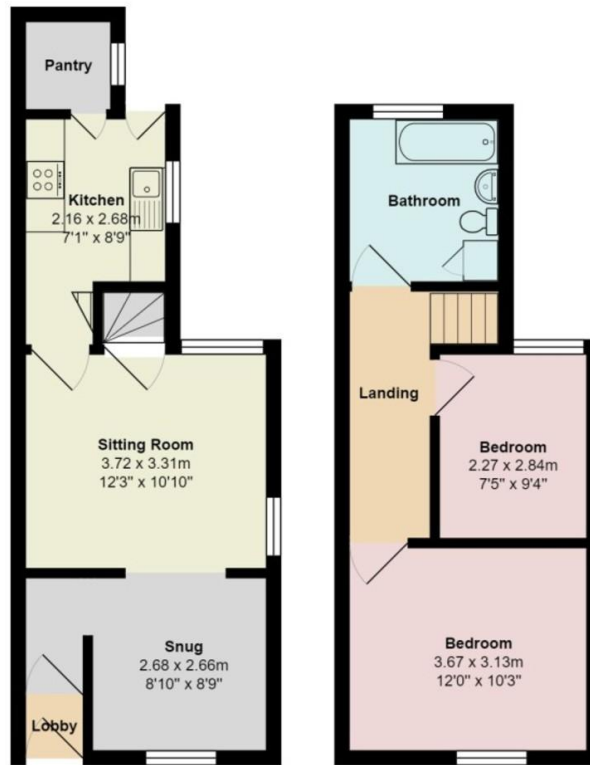
## WALK IN PANTRY

4' 6" x 4' 5" (1.37m x 1.35m) Space for fridge freezer, double glazed window to side aspect.

## STAIRS

From sitting room carpeted stairs and landing, loft hatch, doors to bedroom and bathroom.





### **BEDROOM 1**

12' x 9' 11" (3.66m x 3.02m) Carpeted flooring, radiator, double glazed window to front aspect.

### **BEDROOM 2**

9' x 8' 11" (2.74m x 2.72m) Sisal matting floor covering, double glazed window to rear aspect, radiator.

### **BATHROOM**

8' 5" x 7' 4" (2.57m x 2.24m) Comprising low level WC, wash hand basin and bath, double glazed window to rear aspect, part tiled walls, radiator, airing linen cupboard with radiator.

### **OUTSIDE**

Enclosed front garden, side access leading to rear garden with flower and shrubs, timber garden shed all enclosed by fencing.

### **COUNCIL**

Ipswich Borough Council  
Council Tax Band (A) £1,502.70

### **NEAREST SCHOOLS**

Hillside Primary school, Stoke High School Ormiston Academy.

### **SERVICES**

We understand all mains services are connected.

The road is unadopted, parking opposite is on a first come first served basis.

### **Consumer Protection Regulations 2008**

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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.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has 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.

Littles Crescent IPSWICH IP2 8DP	Energy rating	Valid until:	10 March 2034
	<b>D</b>	Certificate number:	0917-0124-8002-0097-9502



**VIEWING STRICTLY BY APPOINTMENT  
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