



Birchcroft Road, Ipswich, IP1 6PD

Guide Price £275,000 Freehold

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

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NEW TO THE MARKET - We are delighted to be offering for sale this 3 bedroom semi-detached property located to the North West of Ipswich on the desirable Crofts development. The property is within walking distance to local shops, schools and bus service. Arranged over two floors the home comprises entrance hall, lounge, kitchen/dining, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include block paved off road parking for 2 cars, driveway to detached garage, established gardens, GCH and double glazing throughout. **BOOK YOUR APPOINTMENT TODAY.**

ENTRANCE HALL

UPVC door with side panels into entrance hall, carpeted flooring, stairs to first floor, storage cupboard under stairs, doors to lounge and kitchen/dining.



LOUNGE

15' 10" x 10' 11" (4.83m x 3.33m) Carpeted flooring, double glazed window to front aspect, radiator, (coal effect gas fire is not connected).



KITCHEN/ DINING

17' 3" x 8' 11" (5.26m x 2.72m) Matching eye level and base units with roll edge work tops, inset sink with drainer hot and cold mixer tap, plumbing for washing machine, Neff electric ceramic hob with extractor over, Neff electric wall oven, radiator, space for under cover fridge, laminate flooring, double glazed window to rear aspect, storage cupboard under stairs with space for fridge/freezer, double glazed patio doors to rear aspect.



STAIRS

Carpeted stairs and landing, loft hatch gas boiler is located in the loft, double glazed window to side aspect, doors to bedrooms and bathroom.

BEDROOM 1

12' 8" x 10' 11" (3.86m x 3.33m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 2

12' 1" max x 9' 10" max (3.68m x 3m) Carpeted flooring, double glazed window to rear aspect, radiator.



Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only

BEDROOM 3

8' 11" x 7' 1" (2.72m x 2.16m) Laminate flooring, double glazed window to rear aspect, radiator.

BATHROOM

Comprising low level WC, wash hand basin with cupboard space under, bath with shower over (off the mains) extractor fan, chrome heated towel rail, vinyl floor covering.

OUTSIDE

Block paving to front providing off road parking for 2 cars, shrub border, driveway leading to detached garage, side gate into rear garden which is mainly laid to lawn, fruit tree, variety of bushes and shrubs, patio to the bottom of the garden outside electric socket, gardens all enclosed by fencing.

COUNCIL TAX

Ipswich Borough Council
Council Tax Band (B) £1,834.42

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Dale Hall CP school & Ormiston Endeavour Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

Mobile Phone- To check mobile phone coverage in the area

go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Birchcroft Road IPSWICH IP1 6PD	Energy rating D	Valid until: 8 September 2031
		Certificate number: 0710-3009-4201-6489-4204

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



**VIEWING STRICTLY BY APPOINTMENT
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