11 Pinecroft Road, Ipswich, IP1 6BW

O.I.E.O £305,000 Freehold

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11 Pinecroft Road, Ipswich, Suffolk, IP1 6BW.

DESCRIPTION

A well presented three bedroom semi-detached property within the desirable Crofts development to the North West of Ipswich. The property is in the final stages of modernisation with many upgrades throughout the accommodation including a new porch fitted in 2024, new flooring and redecoration to the ground floor and the roof was re-tiled in 2019. The bathroom was upgraded in 2021 and the Wren kitchen was fitted in 2019. Viewing is highly recommended.

The accommodation briefly comprises: entrance porch, hall, sitting room open plan to dining area, kitchen, conservatory room, landing, three bedrooms and bathroom. Driveway and parking, rear garden enclosed with patio and large studio built in 2020, perfect from those working from home alongside a storage/workshop.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH & HALL

SITTING ROOM
Approx 11' 10" x 11' 0" (3.61m x 3.35m)

DINING ROOM
Approx 13' 2" x 7' 5" (4.01m x 2.26m)

KITCHEN
Approx 13' 2" x 7' 5" (4.01m x 2.26m)

CONSERVATORY ROOM

CLOAKROOM

ON THE FIRST FLOOR
LANDING

MASTER BEDROOM
Approx 11' 10" x 11' 0" (3.61m x 3.35m)

BEDROOM TWO
Approx 12' 1" x 10' 0" (3.68m x 3.05m)

BEDROOM THREE
Approx 8' 7" x 7' 5" (2.62m x 2.26m)

BATHROOM

Total Area: 135.9 m² ... 1463 ft²

OUTSIDE

The property is set back from the road with a block paved driveway providing off road parking and side access to the rear garden and to the impressive porch and entrance.
The rear garden is enclosed with a central lawn, shrub borders and beds and a private patio offers space for dining and relaxing. At the rear of the garden a good size studio was built in 2020, with a neighbouring workshop. Both spaces provide power and light, the studio has double doors to front and is a great space for those with hobbies, working from home or this flexible space could be used as an additional reception/play room.

STUDIO

Approx 18' 7" x 11' 8" (5.66m x 3.56m)

WORKSHOP

Approx 12' x 11' 11" (3.66m x 3.63m)

SERVICES

We understand mains water, electric, gas and sewerage are connected.

COUNCIL TAX

Ipswich Borough Council tax band B, approx £1,834.42p (2025-2026).

NEARBY SCHOOLING

Dale Hall CP School, Westbourne Academy and Northgate High School.

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

Mobile Phone- To check mobile phone coverage in the area go to
https://checker.ofcom.org.uk/en-gb/mobile-coverage

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

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.

Energy performance certificate (EPC)

11 Pinecroft Road IPSWICH IP1 6BW	Energy rating C	Valid until:	20 October 2035
		Certificate number:	9206-1209-6705-6903-1704

VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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