



166 Fircroft Road, Ipswich, Suffolk, IP1 6PS

Guide Price £250,000 Freehold

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

166 Fircroft Road, Ipswich, Suffolk, IP1 6PS.

An ideal opportunity to purchase this 3 bedroom semi-detached family home located on the sought after Crofts development close to local shops schools and bus service. The property is arranged over two floors comprising entrance hall, spacious sitting room, dining room, kitchen, conservatory, stairs to 3 double bedrooms and family bathroom, the property also benefits from double glazed windows (except where stated) gas central heating, off road parking gardens front and rear. The property does require some updating.

ENTRANCE HALL

UPVC door into entrance, cloak cupboard, radiator, laminate flooring, rear hallway leading to stairs to first floor, doors to lounge, dining and kitchen.



LOUNGE/DINING

21' x 11' 11" (6.4m x 3.63m)
Carpeted flooring, feature fireplace with coal effect gas fire, radiator, single glazed window to rear looking into conservatory and double glazed patio doors into conservatory.



CONSERVATORY

19' 11" x 8' 1" (6.07m x 2.46m)
Laminate flooring, double glazed door to rear garden.

KITCHEN

10' 10" x 8' 7" (3.3m x 2.62m)
Matching wall & base units with roll edge work tops, inset sink & drainer hot & cold mixer tap, plumbing for washing machine, space for fridge freezer, electric hob and oven, vinyl floor covering, double glazed window to front aspect, double glazed door to side aspect.



DINING ROOM

15' 6" x 7' 11" (4.72m x 2.41m)
Carpeted flooring, radiator, double glazed window to front aspect, 2 door storage cupboard.

STAIRS

Rear hallway with glazed window to lounge/dining, carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

13' 10" x 11' 9" (4.22m x 3.58m)
Exposed floor boards, double glazed window to rear aspect, radiator.



Total Area: 125.0 m² ... 1345 ft²

BEDROOM 2

11' 9" x 11' (3.58m x 3.35m)

Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 3

11' 2" x 8' 9" (3.4m x 2.67m)

Laminate flooring, double glazed window to rear aspect, radiator.

BATHROOM

Comprising low level WC, wash hand basin, bath and shower cubicle, vinyl floor covering, radiator, double glazed window to front aspect.

OUTSIDE

Off road parking for 1 car, lawn area, side pedestrian access leading to rear garden which is mainly laid to lawn, flower borders all enclosed by fencing.

COUNCIL

Ipswich Borough Council, Council Tax Band C, £2,096.48p pa (2025-2026).

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Castle Hill infant & junior 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.

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>

Energy performance certificate (EPC)

166 Fircroft Road IPSWICH IP1 6PS	Energy rating C	Valid until: 27 January 2036
Certificate number: 2150-3409-0060-6108-8921		

Property type
Semi-detached house
Total floor area
108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

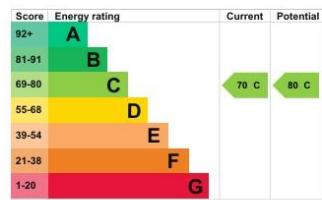
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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