



88 Beechcroft Road, Ipswich, Suffolk, IP1 6BD

Guide Price £274,000 Freehold

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



# 88 Beechcroft Road, Ipswich, Suffolk, IP1 6BD.

NO ONWARD CHAIN - Ipswich & Suffolk estate agents are delighted to be offering for sale this 3 bedroom semi-detached family home located on the sought after Crofts development, the property does require some updating. Arranged over two floors comprising entrance hall, two reception rooms, kitchen/breakfast, stairs to first floor leading to three bedrooms and wet room. There is a variety of double and single glazing, gas central heating, off road parking, established front & rear gardens and the property is within walking distance to local shops, schools and bus service.

## ENTRANCE HALL

Double glazed door into entrance hall, carpeted flooring, stairs to first floor, storage cupboard under stairs, radiator, doors to lounge, dining and kitchen.

## LOUNGE

12' 5" x 12' (3.78m x 3.66m) Carpeted flooring, radiator, double glazed bay window to front aspect.

## DINING ROOM

11' 11" x 10' 9" (3.63m x 3.28m) Carpeted flooring, feature brick fireplace with electric fire, double glazed French doors to rear aspect, radiator.

## KITCHEN/ BREAKFAST ROOM

15' 8" x 7' 5" (4.78m x 2.26m) Comprising matching wall, and base units with roll edge worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, electric cooker to remain, double glazed window to side aspect, radiator, breakfast area, window to rear aspect and window plus door to side aspect.

## STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and wet room.

## BEDROOM 1

12' 6" x 12' (3.81m x 3.66m) Carpeted flooring, double glazed window to front aspect, radiator.

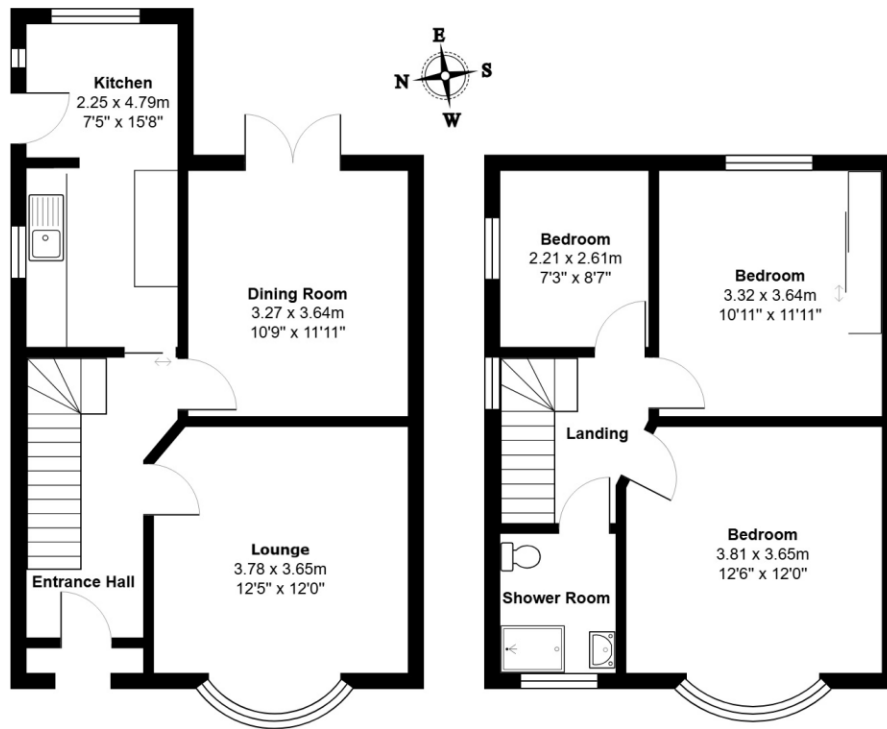
## BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m) Carpeted flooring, double glazed window to rear aspect, airing cupboard housing Gas Baxi boiler radiator.

## BEDROOM 3

8' 7" x 7' 3" (2.62m x 2.21m) Carpeted flooring, double glazed window to rear aspect, radiator.





Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>

### SHOWER ROOM

Low level WC, wash hand basin, shower, non slip flooring, radiator, extractor fan, double glazed window to front aspect.

### OUTSIDE

Hard standing off road parking, front lawn, double gates to rear garden, garage, rear garden laid to lawn with central path leading to timber garden shed, flower borders all enclosed by fencing.

### SERVICES

We understand all mains services are connected.

### COUNCIL

Ipswich Borough Council, Council Tax Band (C) £2,096.48.

### NEAREST SCHOOLS

Castle Hill Infant & junior Schools, 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)

88 Beechcroft Road IPSWICH IP1 6BD	Energy rating <b>C</b>	Valid until: 24 January 2036
		Certificate number: 2712-7156-3002-0029-9802

Property type	Semi-detached house
Total floor area	91 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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THROUGH YOUR IPSWICH LTD**

01473 289333  
**www.your-ipswich.co.uk**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)

