



Fircroft Road | Ipswich | IP1 6AG

Asking Price £225,000 Freehold





# Fircroft Road, Ipswich, IP1 6AG

CHAIN FREE - A three bedroom semi-detached family home with garage, backing onto parkland within the popular Crofts to the North West of Ipswich. With scope to modernise, improve and extend (STPP), the accommodation comprises; enclosed porch, entrance hall, kitchen, sitting room and dining room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside front there is off-road parking and access to an attached garage whilst to the rear there is an established garden with open outlook across parkland. The property is predominantly double glazed, has gas fires and electric heating, and benefits from a modern gas fired boiler providing hot water. Early viewing is recommended.



## FRONT DOOR TO

### ENCLOSED PORCH

Door with matching half side casements to entrance hall.

### ENTRANCE HALL

Electric thermostatic controlled radiator, built-in under stairs cupboard with window to side, stairs with traditional painted banister rising to first floor, doors and opening to.

### KITCHEN

9' 11" x 6' 11" (3.02m x 2.11m) Double glazed windows to side and rear, electric heater, base and eye level fitted cupboard and drawer units, wood effect rolled edge worktops, inset electric hob, stainless steel sink drainer unit with mixer tap, fitted oven and grill, tiled splash backs, spaces for washing machine and fridge-freezer, wall mounted gas fired hot water boiler.



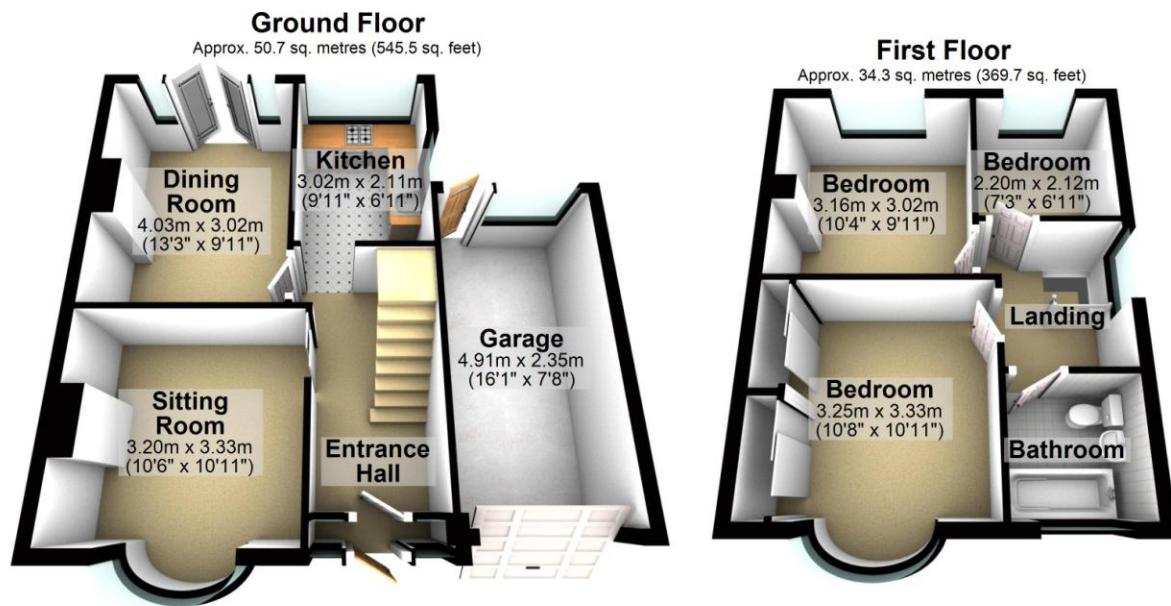
### SITTING ROOM

12' 11" into bay x 10' 11" (3.94m x 3.33m) Double glazed bay window to front, gas fire set on granite hearth (untested), television and cable points.

### DINING ROOM

13' 09" x 10' (4.19m x 3.05m) Double glazed French doors with matching full height side casements to garden, gas fire (untested).





Total area: approx. 85.0 sq. metres (915.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

## STAIRS RISING TO FIRST FLOOR

### LANDING

Obscured double glazed window to side, loft access, doors to.

### BEDROOM ONE

13' 06" into bay x 10' 11" to back of wardrobes (4.11m x 3.33m) Double glazed bay window to front, electric heater, television point, built-in sliding mirror fronted wardrobes, fitted vanity surface and drawers, fitted bedside units and shelving, telephone and television points.

### BEDROOM TWO

10' 05" x 9' 11" (3.18m x 3.02m) Double glazed window to rear, electric heater, built-in cupboards to alcove, cable point.

### BEDROOM THREE

7' 02" x 6' 11" (2.18m x 2.11m) Double glazed window to rear, fitted vanity surface and shelving, part exposed floor boards.

## BATHROOM

6' 3" x 5' 11" (1.91m x 1.8m) Obscured double glazed window to front, electric thermostatic controlled radiator, panel enamelled bath with electric shower over, pedestal hand-wash basin, low level WC, tiled splash backs.

## OUTSIDE

Set back from the road by a driveway leading to an attached garage, garden to side stocked with shrubs and sloped path to the front door, the garage which is in need of repair has an up and over entry door, and provides access to the rear garden. The established rear garden is enclosed, mainly laid to mature lawn with patio and is stocked with a variety of shrubs and perennials, it backs onto parkland and enjoys an uninterrupted open outlook.

## IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,505.56 PA (2020-2021).

## SCHOOLS

Dale Hall Primary & Ormiston Endeavour High.

# Energy performance certificate (EPC)

FIRCROFT ROAD IPSWICH IP1 6AG		Energy rating <b>E</b>
Valid until 1 October 2030	Certificate number 3914-0100-5002-0000-9296	

## Property type

Semi-detached house

## Total floor area

72 square metres

## Rules on letting this property

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



**VIEWING STRICTLY BY APPOINTMENT  
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