



Holcombe Crescent, Ipswich, Suffolk
£220,000



- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SINGLE INTEGRAL GARAGE
- NO ONGOING CHAIN
- FIRST FLOOR SHOWER ROOM
- MATURE REAR GARDEN
- SOUTH WEST IPSWICH
- GOOD ACCESS TO A14/A14 TRUNK ROADS
- BUILT IN WARDROBES



*** GRACE ESTATE AGENTS *** are pleased to offer this three bedroom family property situated within the south-west side of Ipswich, offering excellent access to the A12/A14 trunk roads.

This property is offered with NO ONWARD CHAIN and comprises dining room which has double glazed windows to the front access. The sitting room is located to the rear of the property and has a brick feature fireplace and patio doors overlooking the mature rear garden. The kitchen is located to the rear of the property and is well equipped with a range of base and base units, wall cupboards, work tops and drawers, there is a further door to the rear garden.



The upstairs comprises three bedrooms and a shower room. Bedrooms one and two are both double bedrooms with built in storage.



The front of the property provides off road parking for several cars and leads to a integrated garage, the mature rear garden provides a decorative patio area together with a half pergola, the remainder of the garden is mainly laid to lawn and provides well maintained bushes and shrubs.



FRONT

The front of the property can be approached by a driveway leading to the integral garage. The front garden has grey shingle stones and a side border features plants and trees.

DINING ROOM

19'1" x 11'5" (5.84 x 3.48)

Double glazed front door leading through to dining room, stairs up to first floor, radiator.

LOUNGE

14'8" x 10'10" (4.48 x 3.32)

Patio doors leading through into the rear garden, dado rails, coved ceilings, radiator, feature stone fireplace, radiator.

KITCHEN

11'6" x 8'0" (3.53 x 2.45)

A range of base and wall units in cream and wood feature, wood style work tops incorporating stainless steel sink with mixer tap, integrated electric hob and hood, extractor hood over, space for washing machine, space for fridge freezer, double glazed window to rear, lino flooring.

GARAGE

14'8" x 10'10" (4.48 x 3.32)

Up and over door, power and light.

MASTER BEDROOM

11'1" x 10'11" (3.38 x 3.35)

Double glazed window to front aspect, radiator under, built in wardrobe, hatch.

BEDROOM TWO

11'2" x 10'11" (3.41 x 3.34)

Double glazed window to rear aspect, radiator under window, built in wardrobe.

BEDROOM THREE

8'3" x 8'2" (2.52 x 2.51)

Double glazed window to front aspect, radiator under window.

SHOWER ROOM

Obscure window to rear aspect, chrome towel rail, fully tiled walls, bar value shower with shower tray with shower screen, grey laminate flooring.

REAR GARDEN

Fully enclosed rear, patio feature with half pergola, mature trees and shrubs. the remainder mainly laid to lawn.





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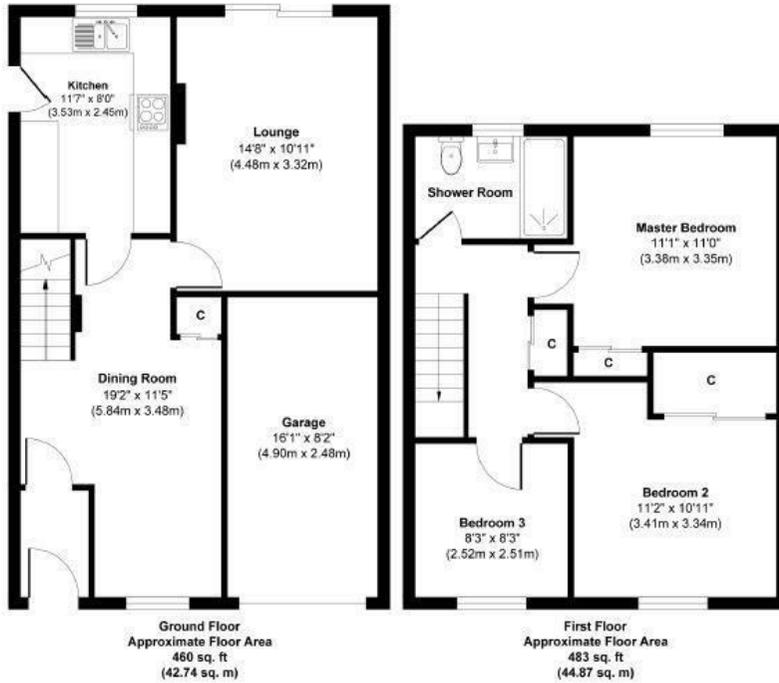
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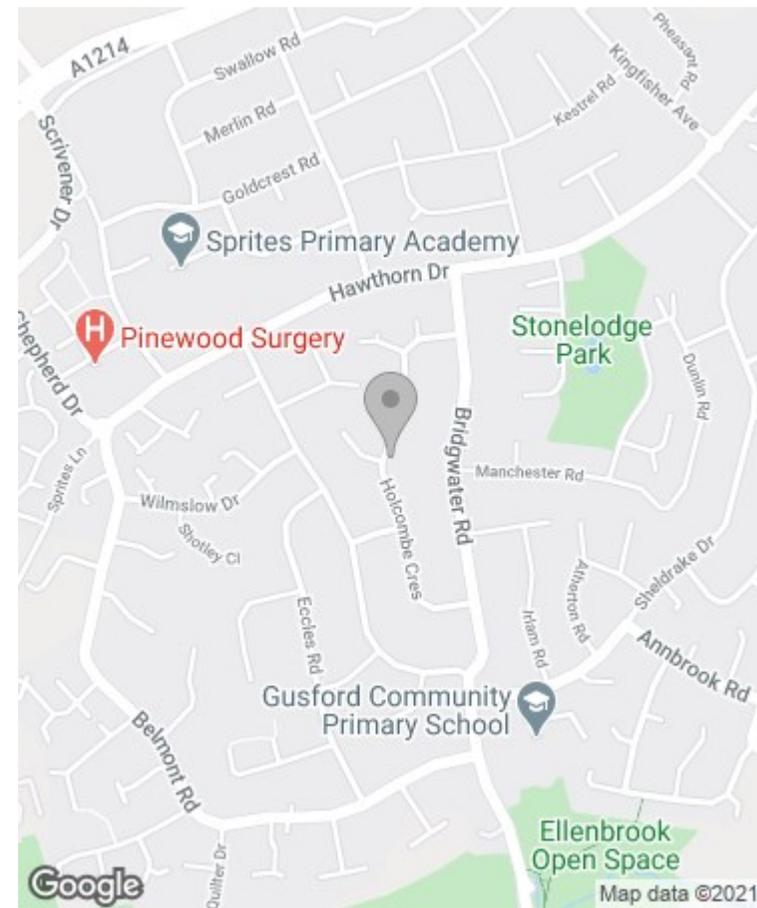
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38 Holcombe Crescent, Ipswich. IP2 9QL



Approx. Gross Internal Floor Area 943 sq. ft / 87.62 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
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England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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