



Croft Street | Ipswich | IP2 8EB

Price £140,000 Freehold

 **your ipswich**
estate agents

Croft Street, Ipswich, IP2 8EB

INVESTMENT ONLY this 2 bedroom mid terraced house is currently tenanted and located to the South of Ipswich within walking distance to local shops bus route, railway station and town centre, arranged over two floors the property comprises 2 bedroom mid terrace property with 2 reception rooms, kitchen, first floor bathroom, gas centrally heated and double glazed throughout, with plans drawn up for extending through to outhouse creating the bathroom on the ground floor and changing the current bathroom into a third bedroom on the first floor.



DOOR INTO SITTING ROOM

SITTING ROOM

11' 11" x 10' 10" (3.63m x 3.3m) Stripped wood flooring, double glazed window to front aspect, radiator, archway to dining room



DINING ROOM

12' x 11' 11" (3.66m x 3.63m) Laminate flooring, radiator, double glazed window to rear aspect, stairs to first floor, door through to kitchen.

KITCHEN

10' 7" x 6' 11" (3.23m x 2.11m) Wall & base units, single drainer sink, plumbing for washing machine, gas hob electric oven, double glazed window to side aspect, door to side aspect, tiled floor.



STAIRS TO FIRST FLOOR

Carpeted landing, loft hatch, doors off to bedrooms and bathroom.

Ground Floor
Approx. 35.1 sq. metres (377.3 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 70.1 sq. metres (754.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

BEDROOM 1

11' 11" x 10' 10" (3.63m x 3.3m) Double glazed window to front aspect, radiator, 2 door built in cupboard, carpeted flooring.

BEDROOM 2

11' 11" x 8' 11" (3.63m x 2.72m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

BATHROOM

10' 7" max x 7' max (3.23m x 2.13m)
Comprising low level WC, wash hand basin and bath plus shower cubicle, double glazed window to rear aspect, radiator, airing cupboard housing gas boiler.

OUTSIDE

Front garden leading to front door

REAR GARDEN

Outhouse, enclosed rear garden.

COUNCIL

Ipswich Borough Council

COUNCIL TAX

Band (A)

£1,290.48

SCHOOLS

Hillside primary school & Stoke high school

Croft Street
IPSWICH
IP2 8EB

Energy rating

D

Valid until 6 July 2027

Certificate number
8713-7723-5120-7203-9906



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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk