



Elmcroft Road | Ipswich | IP1 6NE

Price £210,000 Freehold

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estate agents

Elmcroft Road, Ipswich, IP1 6NE

We are very pleased to be offering for sale this 3 bedroom mid terraced family home located close to local schools, shops, park and bus route on the popular Crofts development to the North West of Ipswich. Arranged over two floors the property comprises storm porch, entry hall, two reception rooms, kitchen, rear hall utility area, stairs rising to first floor leading to 3 bedrooms and modern shower room, outside set well back from the road by grass verge, off road parking to front, passageway shared with neighbouring property, enclosed mature rear South facing garden.

STORM PORCH

Leading to entry hall.

ENTRY HALL

Carpeted flooring, staircase rising to first floor, radiator, storage cupboard under stairs, doors off to lounge and kitchen.

LOUNGE

13' x 11' 2" (3.96m x 3.4m) Carpeted flooring, double glazed window to front aspect, feature brick fire place with gas fire, radiator, glazed sliding doors through to dining room.

DINING ROOM

13' x 9' 8" (3.96m x 2.95m) Carpeted flooring, radiator, double glazed window to rear aspect, door leading to kitchen.

KITCHEN

11' 5" max x 7' 8" max (3.48m x 2.34m) L shaped comprising wall and base units with roll edge work tops, one & a half stainless steel sink and drainer with swan neck mixer tap, gas & electric cooker point, walk in cupboard currently used for fridge/freezer, non slip flooring, radiator, double glazed window to rear aspect, opening to rear hall.

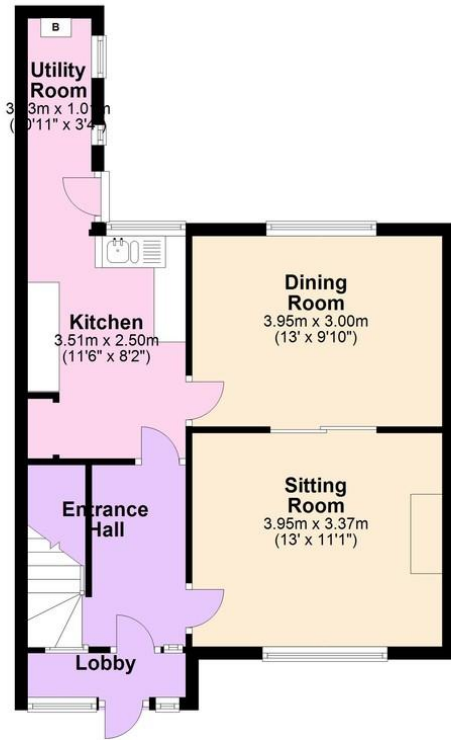
REAR HALLWAY

Non slip flooring, double glazed door and window to side aspect, plumbing for washing machine, wall mounted gas boiler.



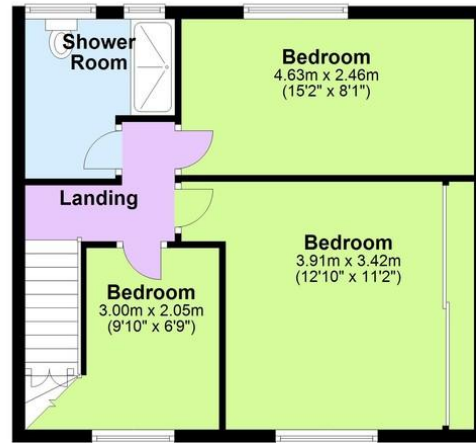
Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

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

STAIRS RISING TO FIRST FLOOR

Double glazed window to front at bottom of stairs, Carpeted staircase leading to landing, loft hatch, doors off to bedrooms and shower room.

BEDROOM 1

12' 9" x 11' (3.89m x 3.35m) Carpeted flooring, 4 door sliding mirrored wardrobe, radiator, double glazed window to front aspect.

BEDROOM 2

15' 10" x 8' 7" (4.83m x 2.62m) Carpeted flooring double glazed window to rear aspect, radiator.

BEDROOM 3

9' 7" x 6' 8" (2.92m x 2.03m) Carpeted flooring, recess with storage over staircase, double glazed window to front aspect, radiator.

SHOWER ROOM

9' max x 7' 8" max (2.74m x 2.34m) L shaped comprising walk in shower, low level WC, wash hand basin with cupboards under, floor to ceiling tiled walls, tiled flooring, 2 double glazed windows to rear aspect, chrome heated towel rail.

OUTSIDE

Off road parking to front for 2 cars, private passage way for this house and neighbouring property leading to rear garden.

REAR GARDEN

Patio area, South facing rear garden with raised lawn, flower & shrub borders, garden shed, all enclosed by fencing and hedging.

COUNCIL

Ipswich borough council
Council Tax Band (B) £1,505.56

SCHOOLS

Castle Hill infant & Junior school, Ormiston Endeavour Academy.

ELMCROFT ROAD
IPSWICH
IP1 6NE

Energy rating

C

Valid until 25 November 2030

Certificate number
9616-8170-4002-0029-9592



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