



Cedarcroft Road, Ipswich, IP1 6BP

Offers In Excess Of £265,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

Cedarcroft Road, Ipswich, IP1 6BP

NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom semi-detached double bay fronted family home located on the sought after Croft's development within walking distance to local shops, schools and bus service. The property is arranged over two floors comprising enclosed storm porch, entrance hall, extended lounge, dining room, extended kitchen, stairs to first floor leading to 3 bedrooms and family shower room. Further benefits include double glazed windows throughout, gas central heating, driveway with ample off road parking to front and established rear garden with summer house. EARLY INSPECTION RECOMMENDED.



ENCLOSED STORM PORCH

Composite door carpeted floor further door into entrance hall.

ENTRANCE HALL

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

DINING ROOM

10' 11" x 10' 8" (3.33m x 3.25m) Carpeted flooring, double glazed bay window to front aspect, radiator.

LOUNGE

18' 1" x 9' 11" (5.51m x 3.02m) Carpeted flooring, 2 - radiators, fire place with marble hearth electric fire, double glazed window overlooking rear garden.



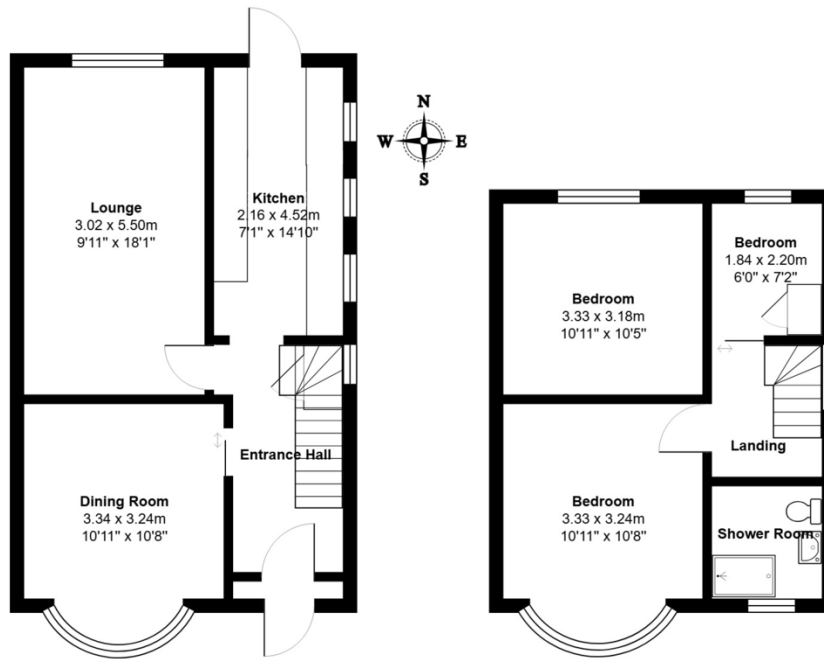
KITCHEN

14' 10" x 7' 1" (4.52m x 2.16m) Comprising matching eye level & base units with roll edge work tops, fridge/freezer, washing machine, dish washer and gas cooker to remain, sink and drainer with hot & cold mixer tap, 3 double glazed windows to side aspect, UPVC double glazed door out to rear garden, radiator, vinyl floor covering.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect at top of stairwell, loft hatch, doors to bedrooms and shower room.





Total Area: 84.9 m² ... 913 ft²

BEDROOM 1

10' 11" x 10' 8" (3.33m x 3.25m) Carpeted flooring, built in wardrobes, double glazed bay window to front aspect, radiator.

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

7' 2" x 6' (2.18m x 1.83m) Carpeted flooring, double glazed window to rear aspect, radiator, airing cupboard housing Worcester gas boiler.

SHOWER ROOM

6' 1" x 5' 10" (1.85m x 1.78m) Comprising low level WC, wash hand basing and shower cubicle (shower off mains) radiator, double glazed window to front aspect.

SUMMER HOUSE

11' 11" x 8' (3.63m x 2.44m) Timber summer house power & lighting connected, double doors.

OUTSIDE

Block paved off road parking to front, block paved driveway providing extra parking leading to gate into rear garden which is mainly laid to lawn, patio area, timber

summer house, flower & shrub borders, timber garden shed.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

Consumer Protection Regulations 2008

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 Consumer Protection Regulations 2008, 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.

Cedarcroft Road IPSWICH IP1 6BP	Energy rating	Valid until:	28 July 2034
	C	Certificate number:	2140-1003-3040-5100-6925



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

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



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.