



Ashcroft Lane, Ipswich, IP1 6AT

O.I.E.O £200,000 Freehold

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# Ashcroft Lane, Ipswich, IP1 6AT

NO ONWARD CHAIN - A well presented modern terraced house located in the desirable Crofts development tucked away on a pleasant lane within walking distance to local shops schools and bus service. The property is arranged over two floors comprising entrance hall, sitting room, kitchen/dining room, G/F cloakroom, stairs to first floor leading to 2 double bedrooms and family shower room. Further benefits include gas central heating, double glazing throughout, gardens front & rear, garage en-block plus off road parking to the rear of the property. AN IDEAL OPPORTUNITY FOR FTB OR INVESTMENT.



## CANNOPIED PORCH

### ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, stairs to first floor, door into sitting room.

### SITTING ROOM

17' 5" x 8' 10" (5.31m x 2.69m) Laminate flooring, 2 radiators, double glazed window to front aspect, door to kitchen/dining.

### KITCHEN/ DINING

12' x 11' 7" (3.66m x 3.53m) Matching eye level and base units with roll edge work tops, integrated fridge & freezer, gas bayonette for cooker, extractor fan over, one and a half stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, wall mounted gas boiler, double glazed window to rear aspect, double glazed door to rear garden, click tile effect flooring, radiator, door to G/F cloakroom.



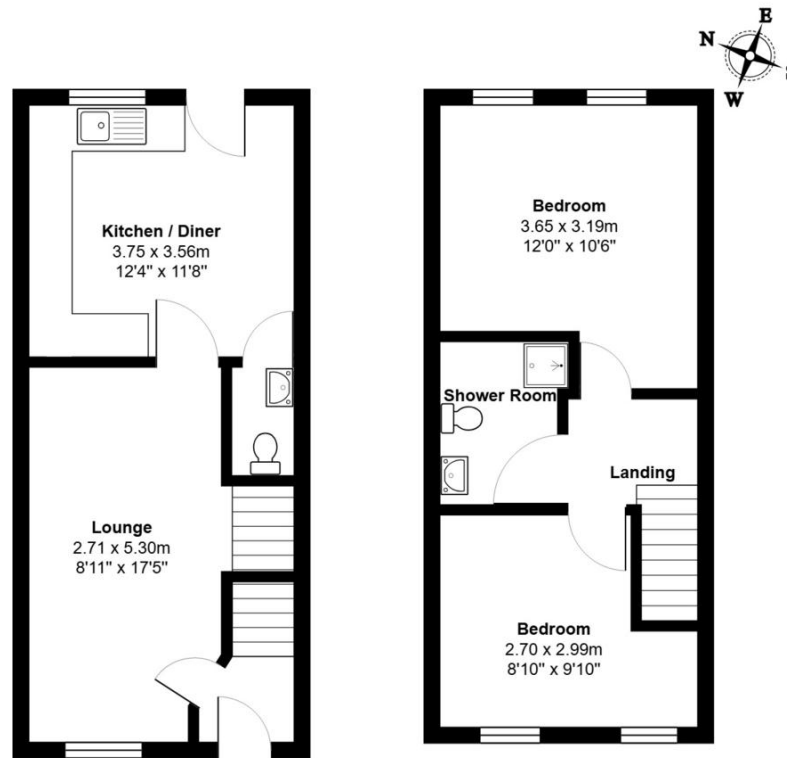
### CLOAKROOM

Comprising low level WC, wash hand basin, heated towel rail, floor to ceiling tiled walls, antico flooring, extractor fan.

### STAIRS

Carpeted stairs and landing, loft hatch loft has power & lighting and is part boarded, doors to bedrooms and shower room.





Total Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup>

### BEDROOM 1

13' 1" max x 12' 11" max (3.99m x 3.94m) Carpeted flooring, radiator, 2 double glazed window to rear aspect.

### BEDROOM 2

12' 1" Max x 10' 10" max (3.68m x 3.3m) Carpeted flooring, radiator, double glazed window to front aspect.

### SHOWER ROOM

7' 6" x 6' 2" (2.29m x 1.88m) Comprising low level WC, wash hand basing and shower cubicle, built in cupboard shelved for storage, extractor fan, heated towel rail, tiled flooring.

### OUTSIDE

Slate front garden with shrub border, pathway to front door.

Rear garden is mainly laid to lawn with flower border, patio area for entertaining, gardens fully fenced, gate leading to garage en-block second from the right with up & over roller door measuring 16'2" x 8'2" off road parking opposite garage with access off Ashcroft Road.

### COUNCIL

Ipswich Borough Council  
Council Tax £1,753.15

### NEAREST SCHOOLS

Springfield infant & junior primary schools & Westbourne Academy.

### SERVICES

We understand all mains services are connected.

### PLEASE NOTE

The external communal garage access and parking amenity areas are subject to an annual service contribution charge which applies to all four properties within the development. The cost is approx £350.00 P.A. which includes the general maintenance and service of the area and electric supply provided to the jointly owned private pump system that connects all four properties to the mains drainage.

## Consumer Protection Regulations 2008

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Ashcroft Lane IPSWICH IP1 6AT	Energy rating <b>C</b>	Valid until: 8 August 2034
		Certificate number: 2051-5008-5040-6501-1305



**VIEWING STRICTLY BY APPOINTMENT  
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