



94 Beechcroft Road, Ipswich, IP1 6BD

Guide Price £275,000 Freehold

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agents
Part of the Your Ipswich Group

Beechcroft Road, Ipswich, IP1 6BD

SUMMARY

CHAIN FREE - A three double bedroom semi-detached family home of extended proportions, favourably located in the desirable "Crofts" development to the popular North West of Ipswich. The accommodation offers ample scope for improvement and briefly comprises; enclosed porch, entrance hall, sitting room, dining room and kitchen on the ground floor, with landing, three bedrooms, bathroom and separate WC on the first floor, the two storey rear extension results in additional proportions to the kitchen and third bedroom. To the outside the frontage provides an area laid to lawn and driveway off-road parking with double gated access to a detached garage with up and over entry door, mains power and lighting, whilst the established rear garden is mainly laid to mature lawn with paved patio, wooden shed, greenhouse and WC outhouse. Further benefits include predominant double glazing and gas fired central heating via a back boiler (untested and informed not working). Viewing is highly advised.



DOUBLE GLAZED DOUBLE DOORS TO

ENCLOSED ENTRANCE PORCH

Tiled threshold, door to entrance hall.

ENTRANCE HALL

Radiator, cupboard under stairs, stairs rising to first floor, doors to.

SITTING ROOM

15' 3" x 12' 0" approx. (4.65m x 3.66m) Double glazed bay window to front, enclosed gas fire with back boiler (untested and informed not working), plumbing for radiator, television point.



DINING ROOM

16' 1" x 10' 7" approx. (4.9m x 3.23m) Radiator, double glazed patio style doors opening to garden, feature fireplace.

KITCHEN

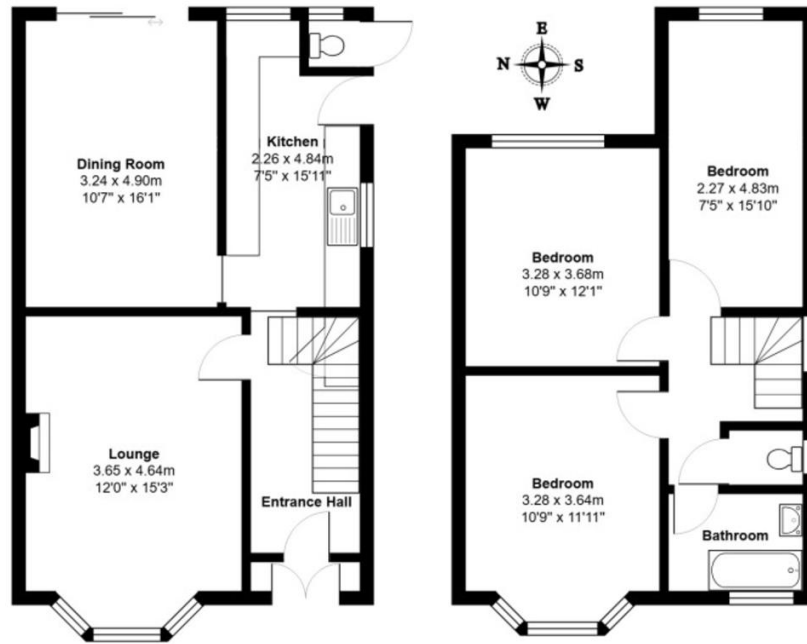
15' 9" max. x 7' 5" approx. (4.8m x 2.26m) Double glazed windows to side and rear, door to garden, radiator, a range of base and eye level fitted cupboard and drawer units with fitted work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in double oven and grill, gas hob with extractor fan over, tiled splash backs, tile effect flooring.



STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, drop down ladder to part boarded loft space with light, doors to.



Total Area: 104.0 m² ... 1119 ft²

BEDROOM ONE

11' 11" x 10' 9" approx. (3.63m x 3.28m) Double glazed bay window to front, radiator, a range of fitted bedroom furniture.

BEDROOM TWO

12' 1" x 10' 5" approx. (3.68m x 3.18m) Double glazed window to rear, radiator, airing cupboard housing hot water tank.

BEDROOM THREE

15' 9" x 7' 5" approx. (4.8m x 2.26m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to front, radiator, panelled bath with mixer tap and shower attachment, pedestal hand wash-basin, part tiled walls, vinyl flooring.

SEPARATE WC

Obscured double glazed window to side, low level WC, part tiled walls, vinyl flooring.

OUTSIDE

The frontage provides an area laid to lawn and side driveway providing off-road parking with double gated access to a detached garage with up and over entry door, mains power and lighting, whilst the established South East facing rear garden is mainly laid to mature lawn with paved patio, raised pond and various raised flower beds, exposed border flower beds, wooden shed with mains power and lighting, greenhouse and external tap. There is a personal door to the garage and a door accessing a brick built WC outhouse.

DETACHED GARAGE

18' 11" x 8' 3" approx. (5.77m x 2.51m) Up and over entry door, window to rear, personal door to garden, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Council tax band C - Approximately £2,003.60 PA (2024 - 2025).

NEAREST SCHOOLS (.GOV ONLINE)

St Pancras Catholic Primary School and Ormiston Endeavour Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a Northerly direction along Henley Road, cross the traffic lights intersecting at Valley Road and continue along Henley Road, turn left onto Dales Road, turn right onto Dale Hall Lane, at the roundabout take the second exit and continue along Congreve Road, at the roundabout take the first exit onto Fircroft Road, at the junction turn right onto Elmcroft Road, turn left onto Cedarcroft Road, turn left onto Beechcroft Road. The property is found on the left hand-side.

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.

Energy performance certificate (EPC)

| | | |
|---------------------------------------|---------------------------|---|
| Beechcroft Road IPSWICH IP1 6BD | Energy rating E | Valid until: 15 September 2034 |
| | | Certificate number: 0912-1209-7704-3608-1804 |
| Property type | Semi-detached house | |
| Total floor area | 104 square metres | |



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

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