



Pinecroft Road, Ipswich, IP1 6BW

O.I.E.O £275,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Pinecroft Road, Ipswich, IP1 6BW

Your Ipswich are delighted to be offering for sale this 3 bedroom semi-detached property located on the sought after Crofts development within walking distance to local schools, shops and bus services. The property is arranged over two floors comprising enclosed porch, entrance hall, two reception rooms, kitchen, ground floor cloakroom, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include off road parking to front for 3 cars, established rear garden, gas central heating, a variety of wood framed sealed windows and aluminium and sealed windows.

ENCLOSED PORCH

Door into porch wood framed sealed windows to side aspect, brush matting to flooring door into entrance hall.

ENTRANCE HALL

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

LOUNGE

12' 2" x 11' 8" (3.71m x 3.56m) Carpeted flooring, double glazed bay window to front aspect, radiator with cover, marble fireplace with wood surround.

DINING ROOM

12' 10" x 10' 7" (3.91m x 3.23m) Carpeted flooring, aluminium sealed window to rear aspect, radiator.

KITCHEN

9' 8" x 7' 4" (2.95m x 2.24m) Matching wall & base units with roll edge work tops, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine and dish washer, aluminium sealed window to side aspect, tiled flooring, space for fridge/freezer, walk in pantry, tiled flooring, wall mounted gas boiler, door to rear lobby.

REAR LOBBY

Covered rear lobby, walk in storage cupboard and cloak room with high level flusher, access to outside.

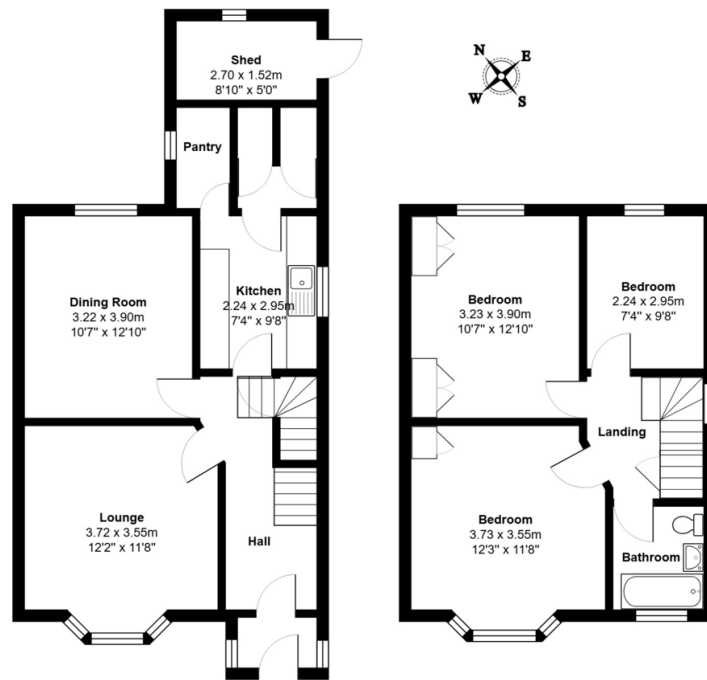
STAIRS

Carpeted stairs and landing, loft hatch, wood framed sealed window to side aspect, airing cupboard with hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

12' 3" x 11' 8" (3.73m x 3.56m) Carpeted flooring, aluminium sealed window to front aspect, radiator, storage cupboard.





Total Area: 98.9 m² ... 1064 ft²

BEDROOM 2

12' 10" x 10' 7" (3.91m x 3.23m) Carpeted flooring, radiator with cover, aluminium sealed window to rear aspect, one door and two door built in wardrobes.

BEDROOM 3

9' 8" x 7' 4" (2.95m x 2.24m) Carpeted flooring, radiator, aluminium sealed window to rear aspect.

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m) Comprising low level WC wash hand basin with storage under, bath with shower over, aluminium sealed window to front aspect, extractor fan vinyl floor covering, chrome heated towel rail.

STORAGE SHED UNDER FLAT ROOF

8' 10" x 5' 0" (2.69m x 1.52m) Door accessed via driveway.

OUTSIDE

Off road parking for 3 cars to front, double gates with driveway, covered area on driveway, timber garden shed with double doors with power connected, lawn area flower and shrub borders, patio area at bottom of the garden, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,096.48

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Castle Hill infant and junior schools, Ormiston Endeavour Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERA

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Pinecroft Road IPSWICH IP1 6BW	Energy rating C	Valid until:	8 October 2035
		Certificate number:	2160-2600-6050-9194-1901



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

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