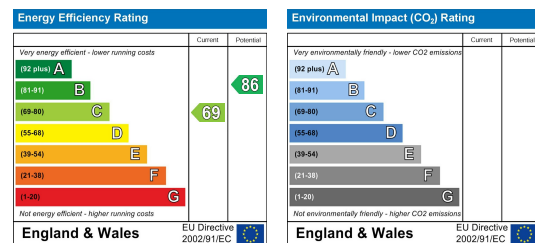


Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>



## 75 Palmcroft Road, Ipswich IP1 6QX

**£220,000**

MAKE THIS FAMILY HOUSE YOUR OWN - A perfect opportunity to update and modernised this SPACIOUS 3 bedroom house situated on the popular Crofts development being convenient for local shops and schools. Benefiting from gas central heating with a modern Baxi boiler, double glazed windows, 1st floor bathroom, off road parking, garage and offered with no chain.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 75 Palmcroft Road, Ipswich, IP1 6QX

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### Door to...

#### ENTRANCE HALL:

Stairs to 1st floor, doors off

#### WALK IN CUPBOARD:

Useful space that could be converted into a cloakroom.

#### KITCHEN:

Double glazed window to front. Now in need of updating the kitchen has wall and base units, sink and drainer, drawers, worktops and space for appliances.

#### LOUNGE/DINER:

Double glazed window and patio sliding doors to rear and a radiator.

#### 1st FLOOR LANDING:

Airing cupboard with a Baxi boiler, loft access, doors off.

#### BEDROOM ONE:

Double glazed window to rear and a radiator.

#### BEDROOM TWO:

Double glazed window to front and a radiator.

#### BEDROOM THREE:

Double glazed window to rear and a radiator.

#### BATHROOM:

Double glazed window to front and a radiator. Now in need of updating. There is a bath with a shower over and glass screen, W.C and hand wash basin.

#### OUTSIDE:

To the front is a driveway providing off road parking and access to the garage. There is a useful outside brick storage cupboard and the garage has power and light. Gas and electric meters.

The rear garden is paved with fence surround and has access to the rear via a gate.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

Council Tax band B

