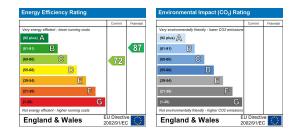


ments should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purch.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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.





46 Elmcroft Road, Ipswich IP1 6NB

£250,000

OIEO £250,000 A BEAUTIFULLY MODERNISED 3 bedroom semi detached house situated on the Crofts development. The property has undergone extensive updating to create an OPEN PLAN LIVING & KITCHEN SPACE, a modern bathroom and tastefully decorated throughout. Further benefits include gas central heating, double glazed windows, large southerly facing garden, off road parking and garage.









46 Elmcroft Road, Ipswich, IP1 6NB

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.

Front door to...

ENTRANCE HALL:

BATHROOM:

Double glazed window to front, modern suite comprising of a bath with shower over, glass screen, hand wash basin with stylish wall mounted taps and a vanity unit, W.C and a radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER: 20 x 16'7 narr to 11'8 (6.10m x 5.05m narr to 3.56m)

This modern open plan living space enjoys double glazed door to the rear garden, cupboard under stairs, tiled floor and radiators. The kitchen has wall and base units, integrated dishwasher and washing machine, space for range style cooker and fridge, worktops, sink and drainer, central island/breakfast bar with units under, spot lighting and a double glazed window to rear.

1st FLOOR LANDING:

Loft access with a Baxi combi boiler fitted 2019. There is storage cupboard, carpet and doors off. Double glazed window to front.

BEDROOM ONE: 13 x 10'9 (3.96m x 3.28m)

Double glazed window to rear, wardrobes, laminate floor and a radiator.

BEDROOM TWO: 12'3 x 8'9 (3.73m x 2.67m)

Double glazed window rear, fitted drawers, laminate floor and a radiator.

BEDROOM THREE: 7'8 x 7'4 (2.34m x 2.24m)

Double glazed window to front, laminate floor and a radiator.

OUTSIDE:

To the front there is a shingle garden and driveway providing off parking that leads to the rear of the property via a gate and access to the GARAGE.

The south easterly facing garden has a lawn, patio, shingle area, flower beddings and a shed.

NB. The outside roof tiles contains asbestos materials. the current owners secured a mortgage in 2021.

IPSWICH OFFICE:

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















