

Foxhall



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Ashcroft Road

The Crofts, Ipswich, IP1 6AB

Offers over £240,000



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SEMI DETACHED THREE BEDROOM - NO ONWARD CHAIN - WELCOMING ENTRANCE HALLWAY - DOUBLE BAY FRONTED LOUNGE - SEPARATE DINING ROOM - KITCHEN - THREE GOOD SIZED BEDROOMS - FIRST FLOOR BATHROOM - FULLY ENCLOSED SOUTH EASTERLY FACING REAR GARDEN - TWO OFF ROAD PARKING AT THE FRONT VIA A BLOCK PAVED DRIVEWAY

**Foxhall Estate Agents are delighted to offer for sale with no onward chain this three bedroomed double bay semi detached house situated in The Crofts.

The property boasts three bedrooms, first floor bathroom, bay fronted lounge, separate dining room, kitchen, welcoming entrance hall, fully enclosed south easterly facing rear garden and two off road parking to the front via block paved driveway.

The Crofts situated in IP1 is a popular location with plenty of local amenities, including access to supermarkets, local shops, good school catchment (subject to availability), local bus routes to the town centre and easy access to A12/A14.

In a valuer's opinion with the property is being sold with no onward chain and early internal viewing is highly advised.

Front Garden

Two off road car spaces via a block paved driveway accessible by a drop down curb, with shared access down the side of the property giving you access to the rear garden.

Entrance Hallway

Obscure door with two single glazed obscure windows either side into entrance hallway, access to the stairs, radiator, high picture rails, under stairs storage cupboards, door to lounge, dining room and kitchen.

Lounge

13'1" x 10'10" (3.99m x 3.30m)

Single glazed five bay window facing the front, high picture rails, gas fire and a radiator.

Dining Room

13'0" x 9'9" (3.96m x 2.97m)

Double glazed sliding patio doors to the rear, coving, high picture rails, mid dado rail, radiator, feature fireplace with a tiled base and surround.

Kitchen

9'10" x 6'11" (3.00m x 2.11m)

Single glazed obscure window facing the side, single glazed window to the rear, wall and base fitted units with cupboards and drawers, stainless steel single sink bowl and drainer unit, plumbing for a washing machine, wall mounted Glow Worm boiler (unsure of age).

Landing

Single glazed obscure window facing the front, access to loft (not boarded no light or ladder) and doors to bedroom one, two, three and the bathroom

Bedroom One

11'0" x 10'5" (3.35m x 3.18m)

Single glazed five bay window to the front, high picture rails and a radiator.

Bedroom Two

10'3" x 9'11" (3.12m x 3.02m)

Single glazed window facing the rear, high picture rails, coving, currently houses the water tank and a radiator.

Bedroom Three

7'1" x 6'11" (2.16m x 2.11m)

Single glazed window facing the rear, high picture rails and a radiator

Bathroom

6'1" x 5'10" (1.85m x 1.78m)

Single glazed obscure window facing the front, low flush W.C, pedestal wash hand basin with hot and cold taps, panel bath with hot and cold taps, tiled splashback and a radiator.

Rear Garden

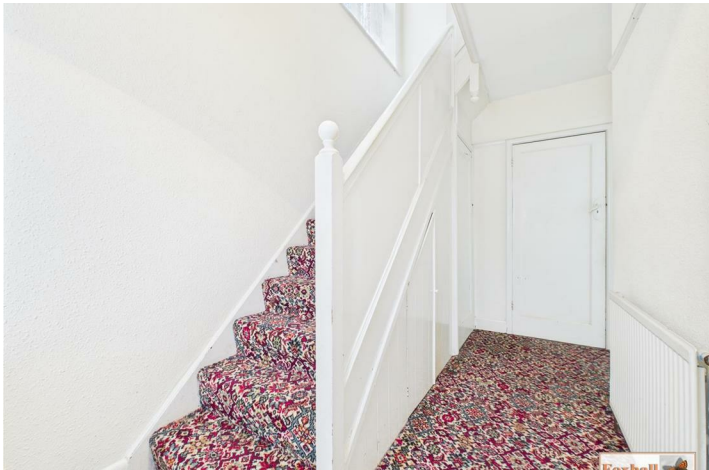
Enclosed south easterly facing rear garden, which backs on to the allotments, enclosed by panel fencing, mostly laid to lawn with a mixture of trees, shrubs and hedging with a pathway leading to the rear. There is also access to the side which takes you to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



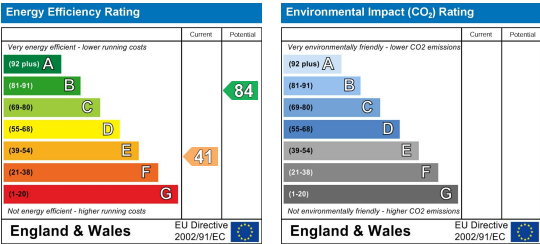
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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