

oakheart



£150,000

By Auction

Ashcroft Road, Ipswich

CASH BUYERS ONLY.

A bay fronted renovation opportunity offered for sale with no onward chain in a popular residential area in Ipswich. This well proportioned three bedroom semi detached house is perfect for those looking to make their own mark and enjoy a DIY project of their own.

Ashcroft Road is part of a the popular Castle Hill development on the edge of Ipswich Town. It is well regarded for its easy access to the key amenities including Asda Supermarket, the A14, Mainline Train Station, Dale Hall Primary School and a BP Petrol Station. The

property occupies a generous plot with off road parking for two vehicles on a brick paved driveway, there is plenty of side access to the back garden which in turn is well sized. The garden is mostly laid to lawn with the exception of a small patio area directly off of the living room. At the front aspect the property has a bright bay fronted dining room which adjoins the generous living room to the rear aspect. The living room is well sized with patio doors overlooking the back garden. Parallel to the living room is the kitchen and utility which offer plenty of storage in both eye and low levels, it also boasts laminate work surfaces, a door to the back garden, stainless steel sink and drainer, four ring electric hob with an oven below and tiled

walls.

On the first floor there are three well appointed bedrooms and a sizeable bathroom with a corner shower cubicle, tiled walls, chrome heated towel rail, inset WC and a sleek built in vanity unit with a wash hand basin fitted.

Viewings strictly by appointment only.



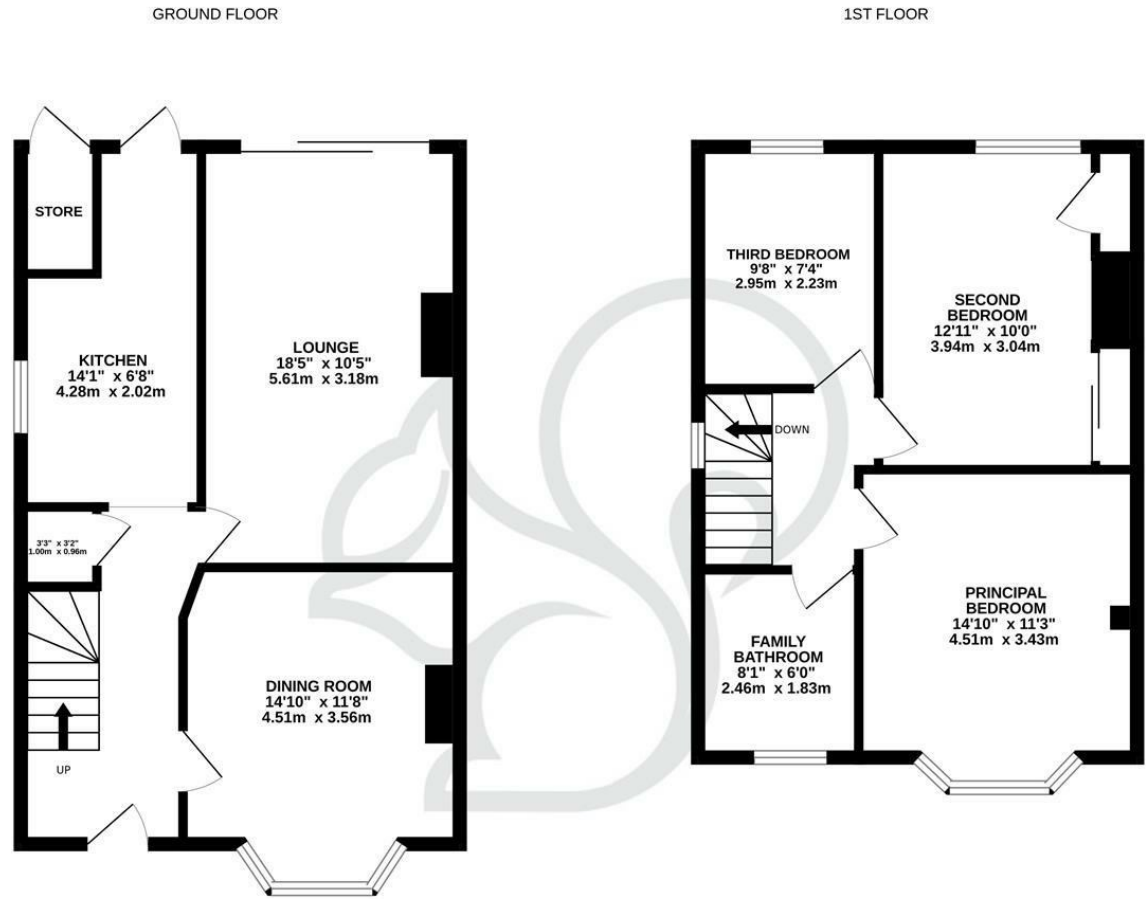






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.