



16 Aldercroft Road, Ipswich, Suffolk, IP1 6PL

Guide Price £350,000 Freehold

I confirm that I have read these particulars and verify the accuracy of the information therein.

Signature

Name in full

Signature

Name in full

Date

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

An extended three-bedroom semi-detached family home of excellent proportions. The accommodation comprises; entrance hall, sitting room, open plan kitchen/dining/family room, separate utility room and cloakroom on the ground floor. First floor with landing, three bedrooms and family bathroom. To the outside there is a frontage providing driveway parking and garage. Early viewing to fully appreciate this desirable property in a highly sought location, is highly recommended.

PORCH

UPVC front door, tiled flooring and window to side aspect.

ENTRANCE HALL

Radiators, under stairs cupboard, stairs rising to first floor, wood effect flooring, doors to lounge and kitchen/dining/family room.

LOUNGE

15' 11" x 10' 11" (4.85m x 3.33m) Double glazed bay window to front, radiator, fireplace with surround, television, telephone points.

KITCHEN/DINER/FAMILY ROOM

17' 11" x 17' 1" (5.46m x 5.21m) Kitchen Area
Modern shaker kitchen with eye and base units with draws, quartz worktop with upturn, integrated fridge and dishwasher, double oven, induction hob and extractor hood, island with insert butler sink, vertical radiator, cupboard spotlights and wood style flooring.

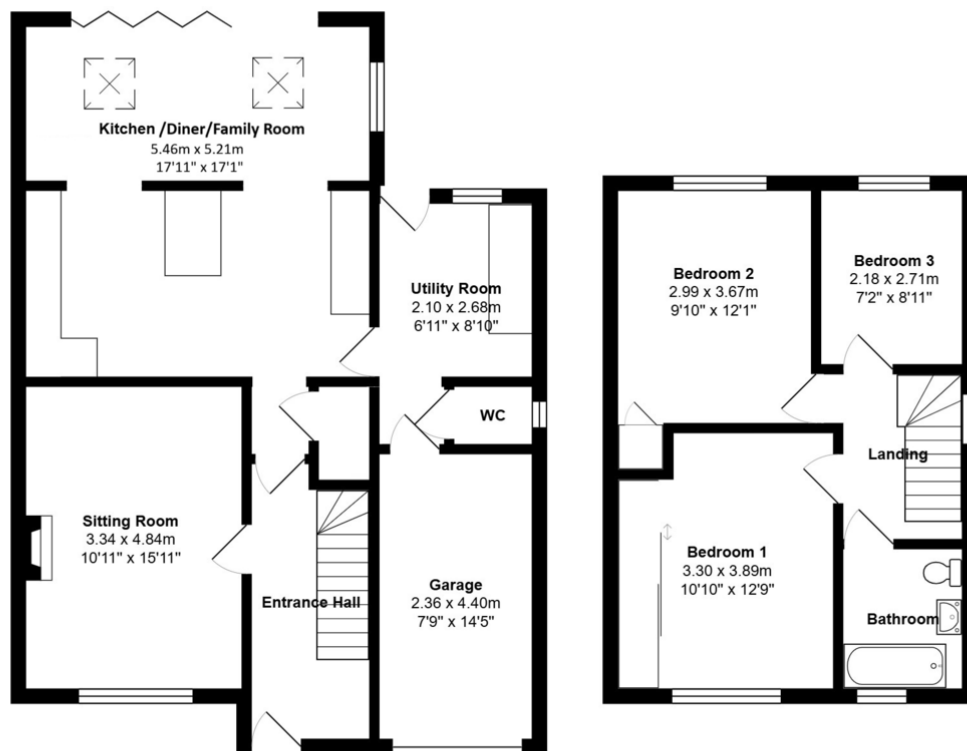
DINING/FAMILY ROOM

Bi-fold doors to decking area, window to side aspect and wood style flooring.

CLOAKROOM

Obscure double glazed window to side, radiator, low level WC, vanity unit with hand wash basin, tiled walls and floor.





All measurements are approximate and for display purposes only

UTILITY ROOM

8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to rear, radiator, base level fitted units, work surfaces, space and plumbing for washing machine and tumble dryer and space for fridge/freezer

BEDROOM 1

12' 9" x 10' 10" (3.89m x 3.3m) Double glazed window to front, built in wardrobes, wood style flooring and a radiator.

BEDROOM 2

12' 1" x 9' 10" (3.68m x 3m) Double glazed bay window to rear aspect, wood style flooring, storage cupboard and a radiator.

BEDROOM 3

8' 11" x 7' 2" (2.72m x 2.18m) Double glazed window to rear aspect, wood style flooring and a radiator.

BATHROOM

Obscure double glazed window to front, chrome heated towel rail, modern suite consisting of a panel bath with shower over and glass screen, vanity unit with cupboards housing a W.C and hand wash basin, tiled floor and walls and inset ceiling lights.

GARAGE

14' 5" x 7' 9" (4.39m x 2.36m) Electric shutter door, electric and power.

FRONT GARDEN

Blocked paved driveway leading to garage and front entrance door.

REAR GARDEN

Decking area, with lawn area, outside power, lighting and tap, fence enclosed.

IPSWICH BOROUGH COUNCIL

Council Tax Band C - £2,194.00p.

NEAREST SCHOOLS (.GOV ONLINE)

Primary School - Dale Hall CP School

Secondary School - Ormiston Endeavour Academy

BROADBAND & MOBILE PHONE COVERAGE

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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.

AWAITING EPC



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.