



180 Ashcroft Road, Ipswich, Suffolk, IP1 6AF

Guide Price £240,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - An ideal opportunity to purchase this 3 bedroom double bay semi-detached property located on the sought after Croft's development, the property does require updating. Arranged over two floors with entrance hall, lounge & dining room, garden room, kitchen, G/F cloakroom, stairs to first floor leading to 3 bedrooms and bathroom, further benefits include gas central heating, off road parking and garage, gardens front & rear. Walking distance to local shops, schools and bus service.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, doors to cloakroom kitchen and dining room.



DINING ROOM

13' 3" x 9' 11" (4.04m x 3.02m) Carpeted flooring, radiator, fireplace with coal effect gas fire (not tested) double glazed patio doors into garden room, opening into lounge.



LOUNGE

11' 5" x 10' 3" (3.48m x 3.12m) Carpeted flooring, bay window to front aspect, radiator.

GARDEN ROOM

8' 1" x 4' 5" (2.46m x 1.35m) Window and door to rear aspect.

KITCHEN

14' 8" x 7' 5" (4.47m x 2.26m) Matching wall & base units with roll edge work tops, stainless steel sink with swan neck mixer tap, wall mounted gas boiler, electric hob and oven, tile effect flooring, radiator, 2 windows to side aspect, door to rear aspect, plumbing for washing machine.

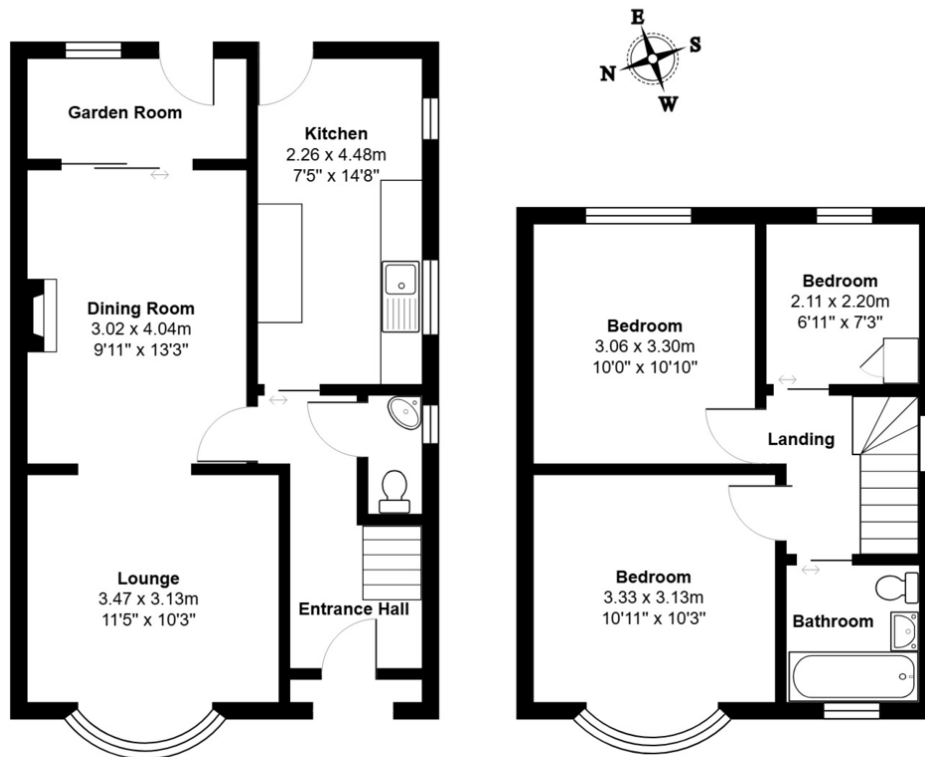
STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

10' 11" x 10' 3" (3.33m x 3.12m) Carpeted flooring, bay window to front aspect, radiator.





Total Area: 84.7 m² ... 911 ft²

BEDROOM 2

10' 10" x 10' (3.3m x 3.05m) Carpeted flooring, window to rear aspect, radiator.

BEDROOM 3

7' 3" x 6' 11" (2.21m x 2.11m) Carpeted flooring, window to rear aspect, radiator, built in cupboard.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, vinyl floor covering, radiator.

OUTSIDE

Brick wall to front, lawn, flower and shrub borders, block paved driveway leading to detached garage with up & over roller door, workshop off the back of the garage, rear garden with lawn variety of trees and hedging shrub borders.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p.

NEAREST SCHOOLS

Dale Hall CP School & Ormiston Endeavour.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact.

Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and 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.

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

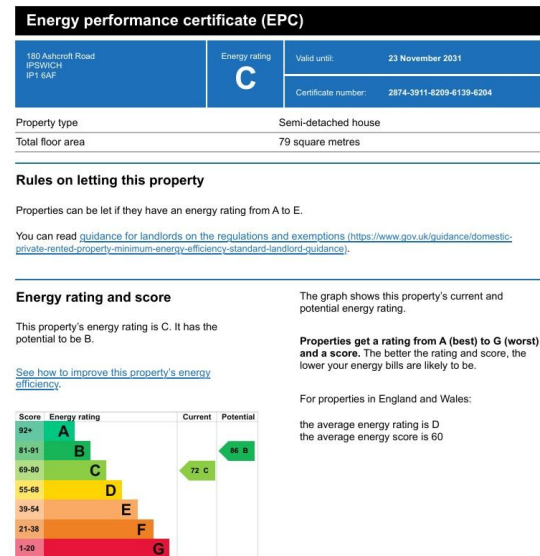
BROADBAND & MOBILE PHONE COVERAGE

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>



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