



51 Rosecroft Road, Ipswich, Suffolk, IP1 6AP

Guide Price £350,000 Freehold

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Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this fully renovated and extended double bay semi-detached family home located upon the sought after Crofts Development, close to local schools, shops and bus service. The property is arranged over two floors comprising: entrance hall, cloakroom, open plan lounge, dining room, kitchen/breakfast room with 2 lantern sky lights, utility room, stairs to first floor leading to 3 bedrooms and family shower room. Outside the driveway provides off road parking alongside the garage, with a front border and side access leads to the enclosed rear garden. There is double glazing and gas fired central heating. VIEWING RECOMENDED.

ENTRANCE HALL

UPVC door into entrance hall, LVT flooring, stairs to first floor, storage cupboard under stairs, door to cloakroom and dining room.

CLOAKROOM

Low level WC wash hand basin, LVT flooring.

DINING ROOM

12' 10" x 9' 9" (3.91m x 2.97m) LVT flooring, slimline radiator, opening into lounge and kitchen/breakfast.

LOUNGE

10' 7" x 10' 4" (3.23m x 3.15m) LVT flooring, double glazed bay window to front aspect, slimline radiator recess for TV and speakers.

KITCHEN/ BREAKFAST ROOM

16' 3" x 15' 6" (4.95m x 4.72m) LVT flooring, Newly fitted modern kitchen with roll edge worktops, stainless steel sink & drainer with mixer tap, 4 ring electric hob with matching extractor over, integrated dish washer, electric wall oven, slimline radiator, 2 lantern sky lights, double glazed French doors with side panels to rear aspect, door into utility room.

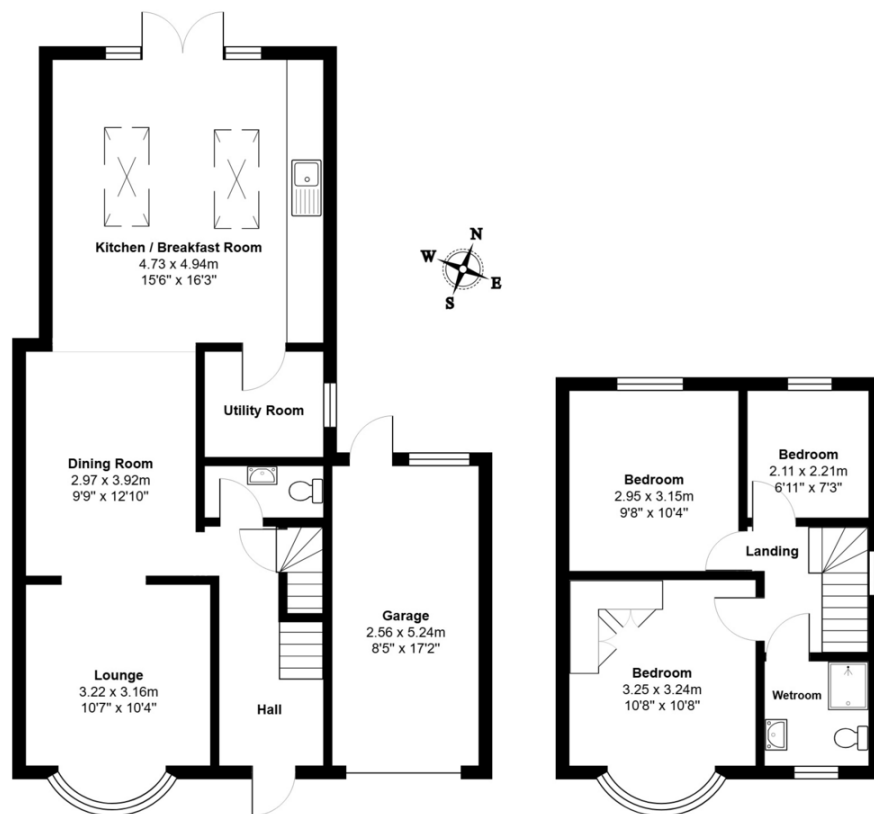
UTILITY ROOM

6' 1" max x 5' 5" max (1.85m x 1.65m) LVT flooring, extractor fan, double glazed window to side aspect.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect at top of stairwell, loft hatch with ladder housing the gas combination boiler, doors to bedrooms and shower room.





Total Area: 112.0 m² ... 1206 ft²

BEDROOM 1

10' 8" x 10' 8" (3.25m x 3.25m) Carpeted flooring, modern radiator, double glazed bay window to front aspect, 5 door built in wardrobe, TV ariel and bracket.

BEDROOM 2

10' 4" x 9' 8" (3.15m x 2.95m) Carpeted flooring, 2 door built in wardrobe and shelving unit, modern radiator, double glazed window to rear aspect.

BEDROOM 3

7' 2" x 6' 10" (2.18m x 2.08m) Carpeted flooring, modern radiator, double glazed window to rear aspect.

SHOWER ROOM

6' x 5' 10" (1.83m x 1.78m) Comprising low level WC, wash hand basin with storage cupboards under, shower cubicle, chrome heated towel rail, double glazed window to front aspect, extractor fan, tile effect flooring.

GARAGE

17' 2" x 8' 5" (5.23m x 2.57m) Up & over rolled door, pedestrian door to rear garden power & lighting connected.

OUTSIDE

Driveway leading to attached garage with up & over roller door, front garden is laid to gravel providing extra off road parking, rear garden has mature bushes and hedging, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

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

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>

Energy performance certificate (EPC)			
51 Rosecroft Road IPSWICH IP1 6AP	Energy rating C	Valid until:	15 July 2036
		Certificate number:	0938-1209-9406-6604-1004
Property type		Semi-detached house	
Total floor area		97 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

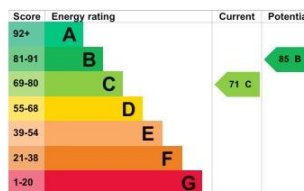
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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