







88 Cedarcroft Road, Ipswich, Suffolk, IP1 6BL

Guide Price £270,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - Ipswich & Suffolk Estate Agents are delighted to offer for sale this 3 bedroom semi-detached family home located to the North-West of Ipswich, in the sought after Croft's development. The property does require updating, is arranged over two floors and briefly comprises: entrance hall, 2 reception rooms, kitchen, stairs to first floor leading to 3 bedrooms and shower room. Outside a driveway provides off road parking, with front lawn and single garage, the rear garden is established with a range of shrubs and tress, alongside a workshop and greenhouse. The property is within walking distance to local shops, schools and bus service, and offers double glazing and gas central heating.

ENTRANCE HALL

UPVC door into entrance hall, stairs to first floor, carpeted flooring, storage cupboard under stairs, doors to living room, dining room and kitchen.



DINING ROOM

10' 11" x 10' 7" (3.33m x 3.23m) Carpeted flooring, double glazed bay window to front aspect, radiator, built in storage.

SITTING ROOM

13' 2" x 9' 9" (4.01m x 2.97m) Carpeted flooring, radiator, gas fire, double glazed patio doors to rear aspect.

KITCHEN

9' 9" x 7' 2" (2.97m x 2.18m) Matching wall & base units with roll edge worktops, inset sink and drainer with swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, radiator, vinyl floor covering, double glazed windows to side & rear aspect plus double glazed door to rear aspect.

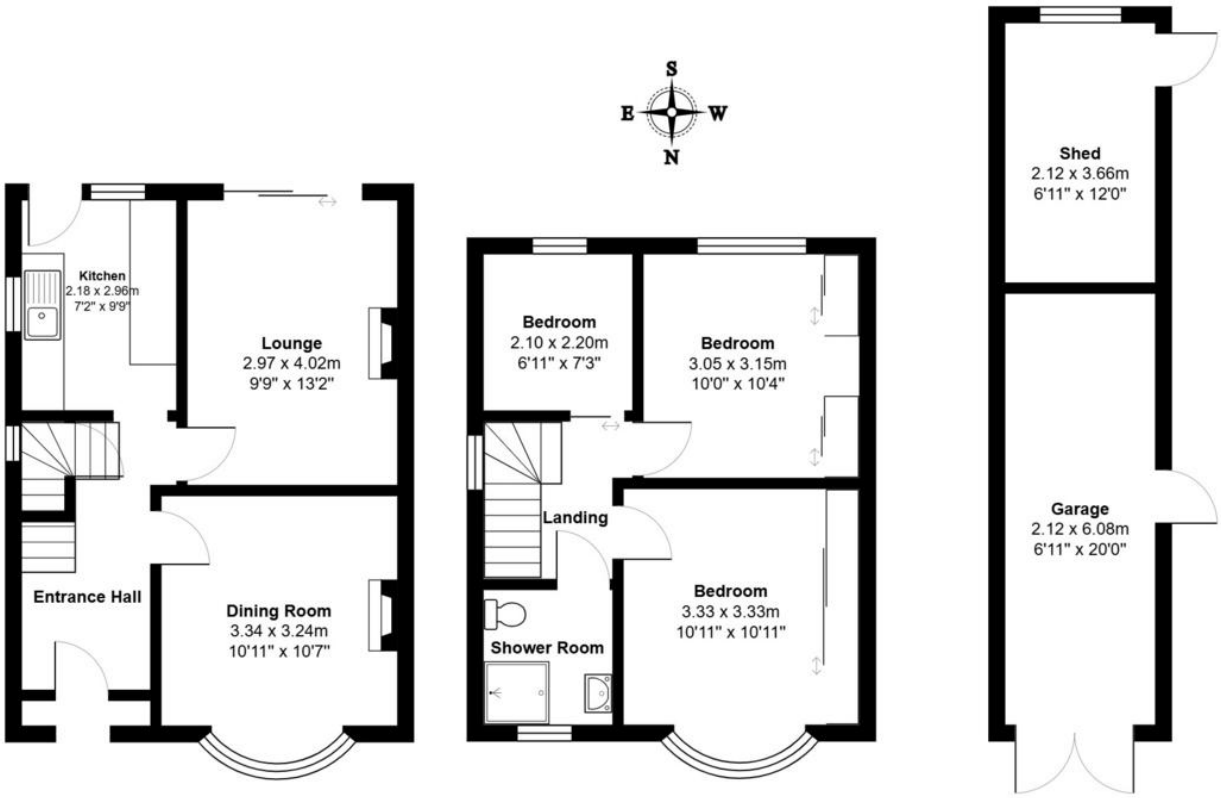


STAIRS

Carpeted flooring to stairs and landing, loft hatch, double glazed window to side aspect, doors to bedrooms and shower room.

BEDROOM 1

10' 11" x 10' 11" (3.33m x 3.33m) Carpeted flooring, double glazed bay window to front aspect, radiator, built in wardrobe.



Total Area: 97.1 m² ... 1045 ft²

BEDROOM 2

10' 4" x 10' (3.15m x 3.05m) Carpeted flooring, double glazed window to rear aspect, built in wardrobes with concealed Valliant gas boiler, radiator.

BEDROOM 3

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

SHOWER ROOM

Comprising, low level WC, wash hand basin with storage cupboards under, shower, no slip flooring, double glazed window to front aspect, radiator.

OUTSIDE

Block paved driveway providing off road parking, front garden laid to lawn, flower borders, single garage with double doors, side gate into rear South facing garden, workshop, greenhouse, lawn with flower borders, fruit trees, all enclosed by fencing.

GARAGE

20' 11" x 6' 7" (6.38m x 2.01m) Double doors to garage, side pedestrian access.

WORKSHOP

12' x 6' 11" (3.66m x 2.11m)

COUNCIL

Ipswich Borough Council, Tax Band (B) £1,919.75p.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

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.

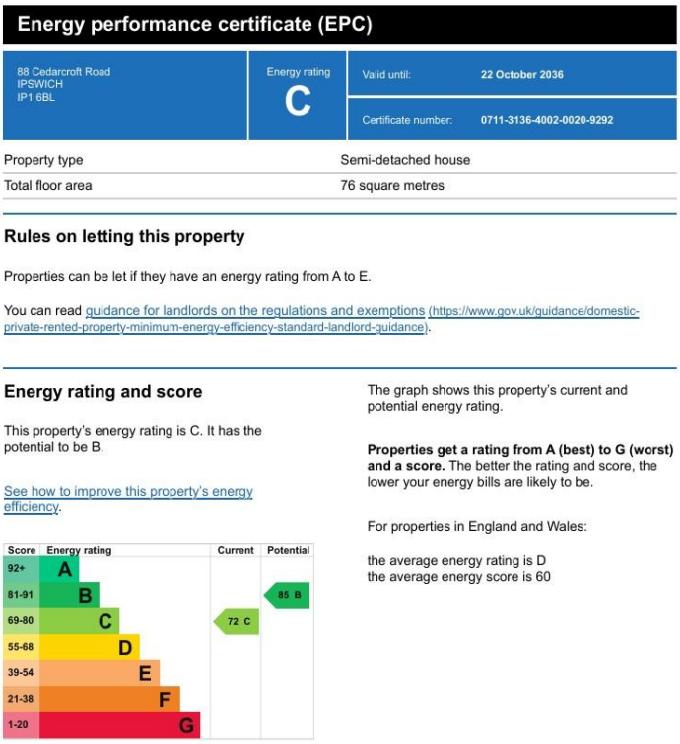
STAMP DUTY LAND TAX (SDLT)

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)

88 Cedarcroft Road
IPSWICH
IP1 6BL

Energy rating: C

Valid until: 22 October 2036

Certificate number: 0711-3136-4002-0020-9292

Property type	Semi-detached house
Total floor area	76 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).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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