

Ashcroft Road, Ipswich, Suffolk, IP1 6AE

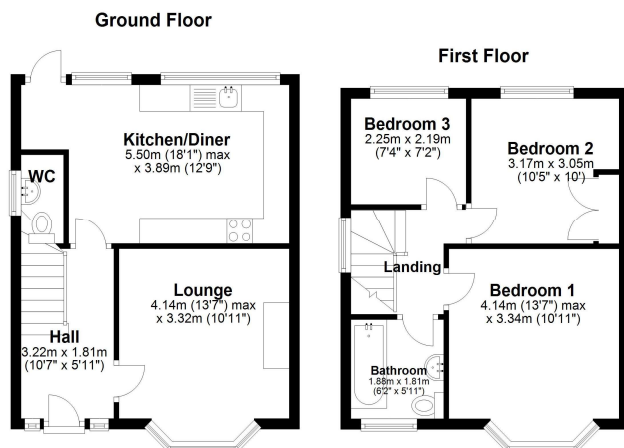
Offers in excess of: £300,000



- Semi-Detached House
- Extended & Renovated
- Three Bedrooms
- Fully Integrated Kitchen
- Rear Garden in Excess of 100ft (STS)
- Off-Road Parking for Two Cars

This very nicely presented three bedroom semi-detached house, situated in the much sought after Crofts area of Ipswich, has been extended and renovated by the current owners and comes with off-road parking for two cars on a block-paved driveway and a rear garden in excess of 100ft (subject to survey). As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, lounge, modern open plan kitchen / dining room with integrated appliances, first floor landing, three bedrooms, and modern family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	