

## **Ashcroft Road, Ipswich, Suffolk, IP1 6AD**

**Offers In Excess Of: £230,000**



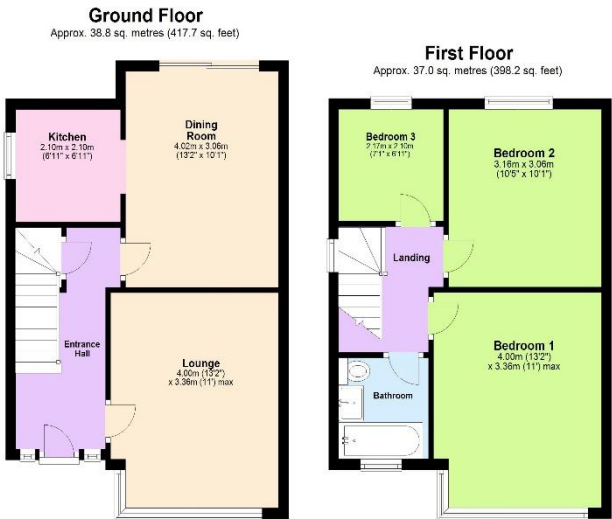
- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Rear Garden in Excess of 80ft (STS)
- Potential for Off-Road Parking (STPP)
- Scope to Extend/Develop (STPP)
- Would Benefit from Some Updating

Situated in the popular Crofts area of Ipswich lies this three bedroom semi-detached house which is being sold with no onward chain and occupies a good size plot. The property would benefit from some updating, provides scope to extend / develop (subject to planning permission), and there is potential for off-road parking to the front (subject to planning permission for a dropped kerb). The accommodation comprises entrance hall, lounge, dining room which opens through to the kitchen, first floor landing, three bedrooms, and 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 vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council Tax Band: B



#### 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		