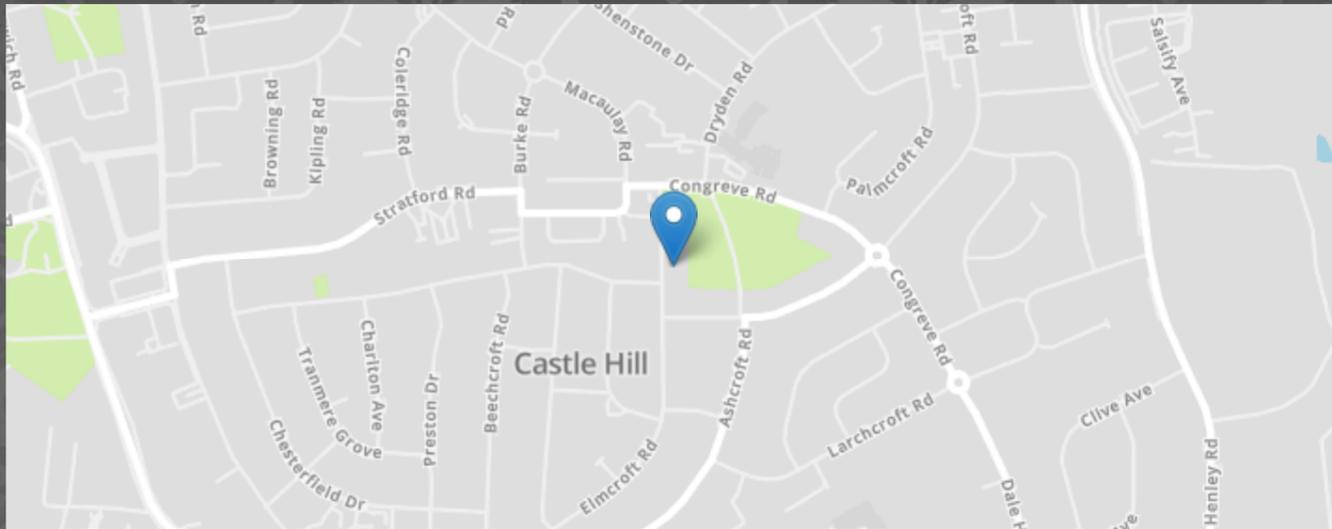


## Elmcroft Road, Ipswich



- THREE BEDROOMS
- EXTENDED KITCHEN/DINER
- IDEALLY LOCATED TO LOCAL AMENITIES AND SCHOOLS
- WELL PRESENTED
- DOUBLE GLAZED WINDOWS AND DOORS WITH WARRANTY
- SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- SOUGHT AFTER AREA

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Elmcroft Road, Ipswich

Introduced to the market for sale this well presented and well kept extended three bedroom semi-detached family home, with off road parking for two vehicles. The property benefits from warranties for the extension until September 2030, and the windows and doors until February 2029. Nestled within the sought after area location of the Crofts, the property sits in an ideal position close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room and extended kitchen/diner and bathroom. To the first floor: Landing, bedroom one, bedroom two and bedroom three. Externally the property benefits from large wraparound garden, and off road parking for two vehicles.

Call now to register your interest and arrange a private first hand viewing.

**£280,000 Offers in Excess Of**

# Elmcroft Road, Ipswich

# Elmcroft Road, Ipswich

## Entrance Hall

Front door, radiator, double glazed window to front aspect, ceiling spotlights. Stairs to first floor.

## Living Room

3.33m x 4.63m (10' 11" x 15' 2")  
Double glazed window to front aspect X2, ceiling spotlights, under stairs storage.

## Diner

3.19m x 3m (10' 6" x 9' 10")  
Skylight X2, French doors to rear, electric heater.

## Kitchen

3.74m x 2.79m (12' 3" x 9' 2")  
Sink draining board, integrated oven and hob, extractor fan, ceiling lights.

## Bathroom

Bath with shower over, low level WC, wash hand basin, ceiling spotlights, double glazed window to front and side aspect.

## Landing

Double glazed window to front aspect, ceiling spotlights. Access to loft space which is 50% boarded.

## Bedroom One

3.75m x 3.32m (12' 4" x 10' 11")  
Double glazed window to front aspect, radiator.

## Bedroom Two

3.75m x 2.79m (12' 4" x 9' 2")  
Double glazed window to rear aspect, radiator.

## Bedroom Three

2.57m x 2.80m (8' 5" x 9' 2")  
Boiler housing storage, double glazed window to rear aspect, radiator.

## Front Garden

Part of the front garden/side is laid to lawn and has a paved path.

## Rear Garden

Laid to lawn with patio and decking area. Brick built shed with power and light.

## Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

## Directions

Using a SatNav, please use IP1 6NE as a point of destination.

## Important Information

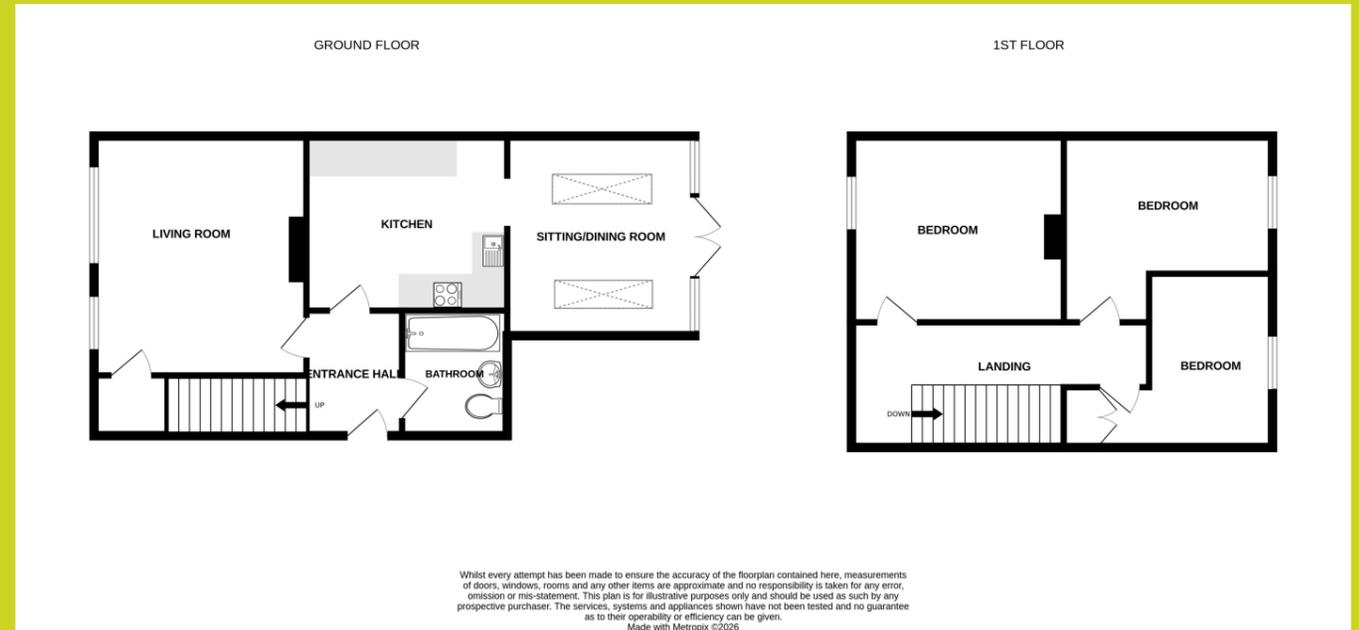
Tenure - Freehold  
Services - we understand that mains gas, electricity water and drainage are connected to the property.  
Council Tax band: A  
EPC rating: D

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.  
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band A.



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	74
England, Scotland & Wales		EU Directive 2002/91/EC	