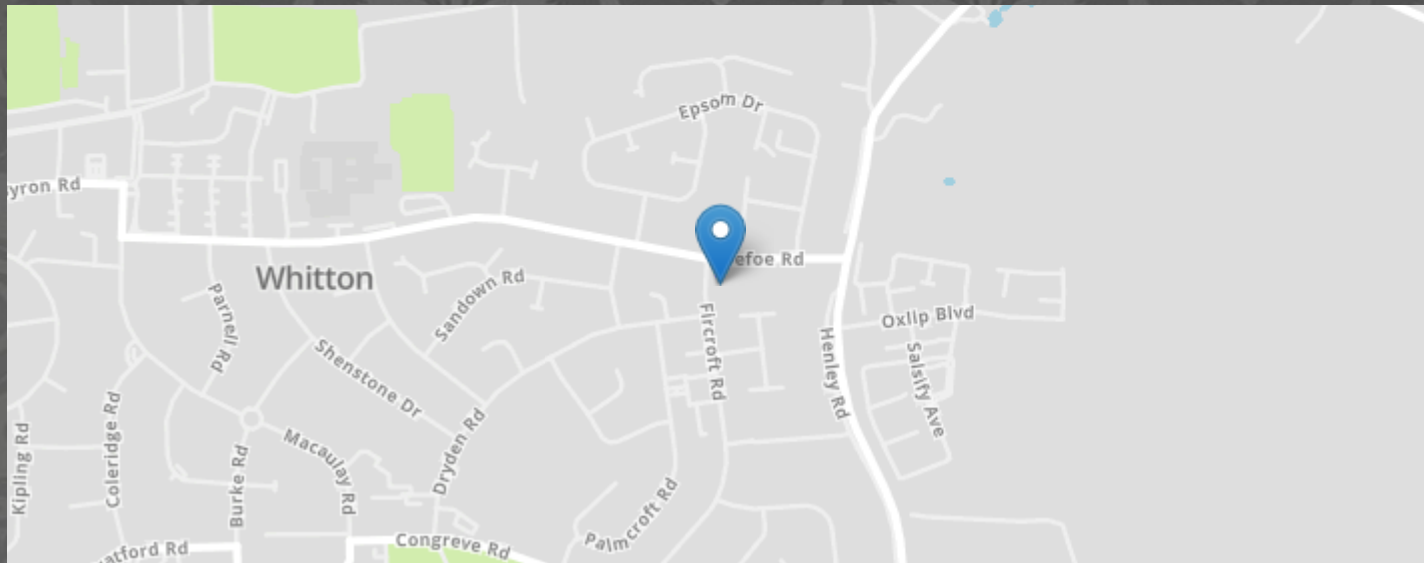


Fircroft Road, Ipswich



- OFF ROAD PARKING
- GARDEN
- DOWNSTAIRS CLOAKROOM
- GARAGE
- CLOSE TO AMENITIES
- THREE BEDROOM
- DOUBLE GLAZING
- NO FORWARD CHAIN
- IDEAL LOCATION
- FULL GAS CENTRAL HEATING

MARKS & MANN

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

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Fircroft Road, Ipswich

We are delighted to be marketing this exceptionally well kept and well presented three double bedroom semi detached home. The property is situated in the popular location of the Crofts and is ideally positioned close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, lounge/diner with air conditioner unit, kitchen and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from a block pave drive for two cars plus an integral garage (with potential to convert to a fourth bedroom or other desired living space), garden to the front and a well presented garden to the rear aspect.

The property is fitted with full gas central heating and a water softener.

The home being sold with no forward chain.

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

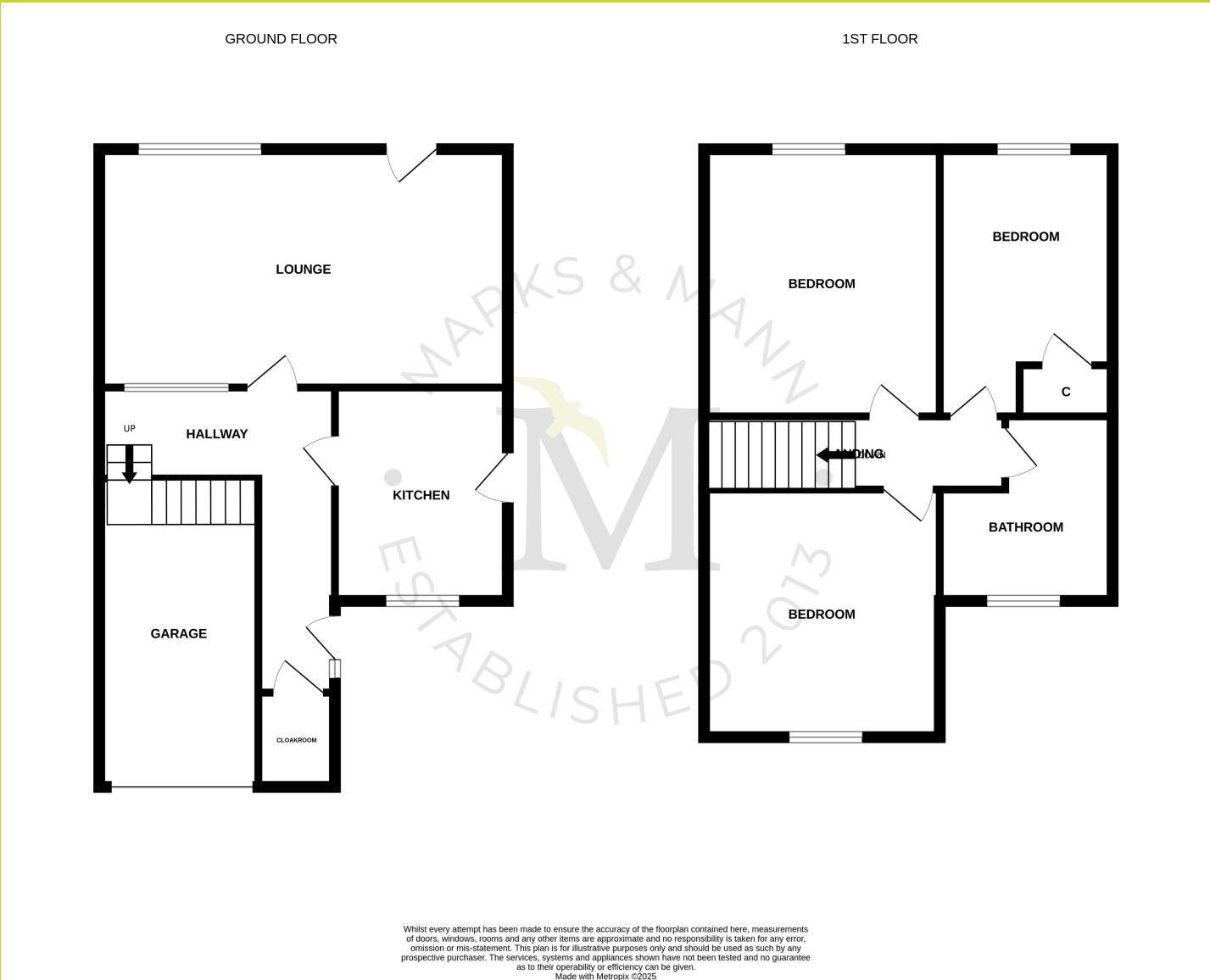
This property is subject to probate and the sale is contingent upon the grant of probate.

£275,000

Fircroft Road, Ipswich

<p>Entrance hall</p> <p>Front door, radiator.</p>	<p>Bathroom</p> <p>Shower cubicle, radiator, double glazed window to front aspect, bath with shower fitting, hand wash basin, close coupled toilet ceiling spotlights.</p>
<p>Cloakroom</p> <p>Close coupled toilet, hand wash basin, radiator, double glazed window to front aspect.</p>	<p>Gardens</p> <p>Rear: East facing. Lawn, patio and garden shed.</p> <p>Front: west facing - block pave drive to garage/ front door/ side access and lawn with plants & shrubs.</p>
<p>Kitchen</p> <p>2.65m x 3.39m (8' 8" x 11' 1")</p> <p>Sink/draining board, double glazed window to front aspect, door to side aspect, radiator, integrated oven, hob, extractor.</p>	<p>Location</p> <p>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.</p>
<p>Living room/dining area</p> <p>6.39m x 3.61m (21' 0" x 11' 10")</p> <p>Door to rear aspect, double glazed window to rear aspect, radiator, air conditioning unit, feature fireplace (gas not connected)</p>	<p>Directions</p> <p>Using a SatNav, please use IP1 6PS as the point of destination.</p>
<p>1st floor landing</p> <p>Loft hatch with ladder to insulated loft with light.</p>	<p>Important information</p> <p>Tenure - Freehold.</p> <p>Services - we understand that mains gas, electricity, water and drainage are connected to the property.</p> <p>Council tax band C</p> <p>EPC rating: D</p>
<p>Bedroom one</p> <p>3.63m x 4.28m (11' 11" x 14' 1")</p> <p>Double glazed window to rear aspect, radiator.</p>	<p>Disclaimer</p> <p>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.</p> <p>New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.</p>
<p>Bedroom two</p> <p>3.43m x 3.35m (11' 3" x 11' 0")</p> <p>Built-in wardrobe, double glazed window to front aspect, radiator.</p>	<p>Money Laundering Regulations</p> <p>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.</p>
<p>Bedroom three</p> <p>2.65m x 4.26m (8' 8" x 14' 0")</p> <p>Cupboard/tank housing, double glazed window to rear aspect, radiator.</p>	<p>Council Tax Band</p> <p>At the time of writing the council tax band for this property is band C.</p>

Fircroft Road, Ipswich



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

