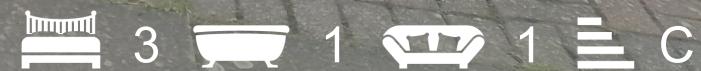




Cedarcroft Road, Ipswich, Suffolk
£225,000



OPEN DAY SATURDAY 1ST APRIL 11AM TILL 12PM APPOINTMENT ONLY: Spacious Three bedroom semi-detached home with open plan kitchen/dining area, good sized living room, enclosed South facing rear garden and garage. Updating required, open house on April 1st. No Onward Chain.

- **SPACIOUS THREE BEDROOM SEMI-DETACHED HOME**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **BAY FRONTED LIVING ROOM**
- **ENCLOSED SOUTH FACING REARGARDEN WITH GARAGE**
- **FRENCH DOORS TO GARDEN**
 - **POPULAR LOCATION**
- **SHORT DRIVE INTO IPSWICH TOWN CENTRE**
 - **SOME MODERNISATION REQUIRED**
 - **NO ONWARD CHAIN**
 - **GENEROUS GARDEN**

PROPERTY:

This three bedroom Semi-Detached home is offered as good sized family home ! It benefits from well planned spacious accommodation throughout, good sized rear garden and prime location in Ipswich ! No Onward Chain !

LOCATION:

Cedarcroft Road is located in North West Ipswich just off Norwich Road with easy access into the town centre and to the A14 & A12. Ipswich has multiple schools for all ages and is also home to the University of Suffolk. There is also frequent train services to multiple cities such as London, Norwich, Cambridge and more!

Council Tax B:
Ipswich

GROUND FLOOR:

PORCH:

Double glazed door with matching side windows and double glazed window to side elevation, tiled flooring.

HALLWAY:

Smooth ceiling, double glazed window to side elevation. Stairs to first floor with under stairs cupboard. Built in storage cupboard.

LIVING ROOM:

12'10" x 11'6" (3.91m x 3.51m)

Smooth ceiling, double glazed bay window to front elevation and radiator.

KITCHEN/DINING ROOM:

17'10" x 8'8" max 12' (5.44m x 2.64m max 3.66m)

Smooth ceiling, recessed lighting, double glazed windows and French door to rear elevation. Range of upper and lower cabinets with integrated Bosch double electric oven set into tall standing unit , electric cooker hob, ceramic inset sink with mixer tap and cupboard under. Wall mounted gas boiler, tall standing storage cupboards, Space for American fridge/freezer and washing machine.



FIRST FLOOR:

LANDING:

Double glazed window to side and doors to:-

BEDROOM 1:

12'11" x 10'5" (3.94m x 3.18m)

Smooth ceiling, double glazed window to front elevation. Radiator.

BEDROOM 2:

10'4 x 10'1 (3.15m x 3.07m)

Smooth ceiling, double glazed window to rear elevation. Radiator.

BEDROOM 3:

9'9 x 7'2" (2.97m x 2.18m)

Smooth ceiling, double glazed window to front elevation. Radiator.

FAMILY BATHROOM:

7'1 x 5'1" (2.16m x 1.55m)

Smooth ceiling, recessed lighting, double glazed frosted window to side and rear elevation. Walk in shower with glazed shower panel, wall mounted shower, pedestal wash hand basin with mixer tap.

CLOAK ROOM:

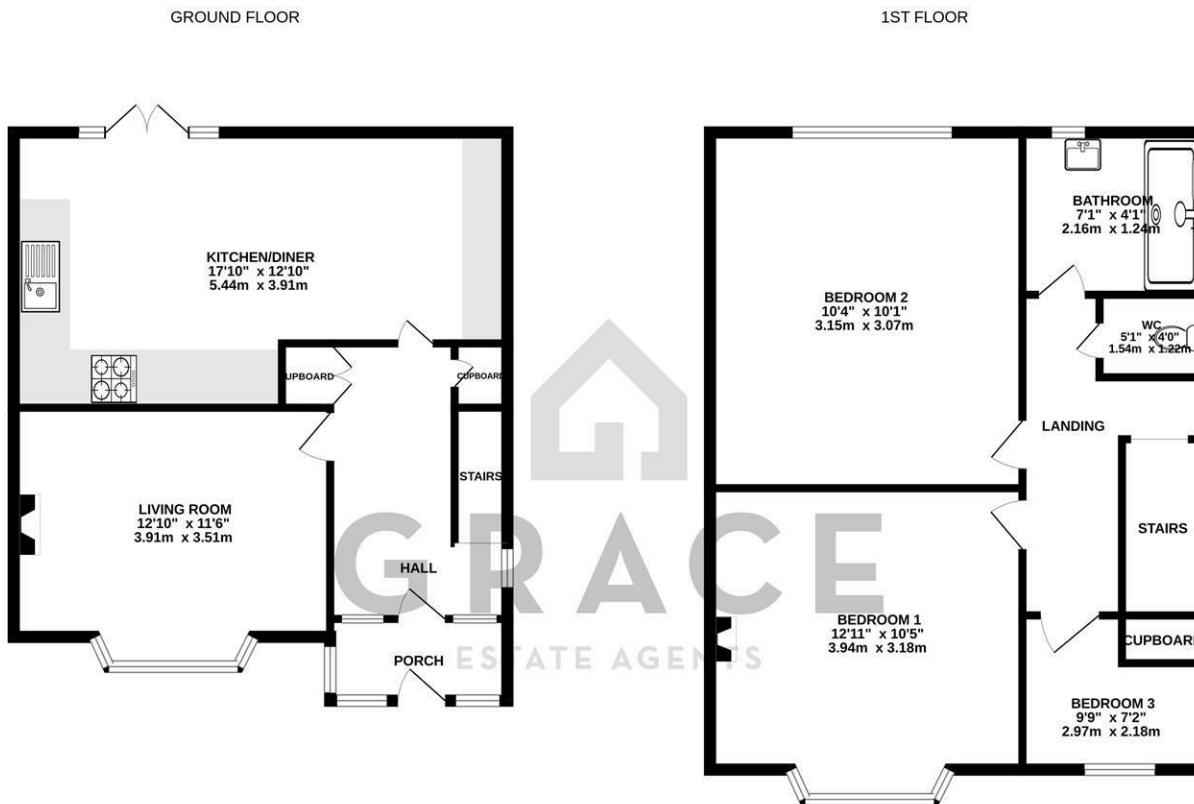
Smooth ceiling, recessed lighting, double glazed frosted window to side elevation and rear elevations. Low level WC and part tiled walls.

FRONT GARDEN:

The front garden is partially enclosed by a brick wall and is block paved. There is a shared drive way for both 24 & 26 for access to the the back garden via wooden gate..

REAR GARDEN:

The rear garden extends to approximately 63ft is south facing and enclosed by a wooden fence with a good sized patio area and side access to the front.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		