



Little Croft Street, Ipswich,
£205,000

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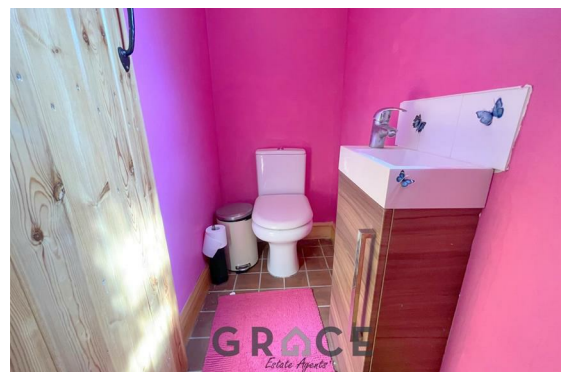
- SEMI DETACHED HOUSE
- ONE/TWO BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- PRIVATE LOCATION
- OUTSIDE WC



GUIDE PRICE: £205,000 TO £215,000:
A one/two bedroom two reception, semi detached established character property located in this quiet location.

PROPERTY:
GUIDE PRICE: £205,000 TO £215,000: A great opportunity to acquire this established one/two bedroom two reception semi detached house located in this quiet area just off the Croft street within walking distance of local shops and the Marina with its restaurants and bars. This generously sized home is set out over two floors with the ground floor consisting:- entrance lobby, living room, second reception/dining room. cloakroom, utility/side lobby and kitchen. The first floor has a galleried landing/bedroom two, bedroom one, bathroom and side office area, outside the property there is a small front garden area and a larger rear garden with outside WC.

Council Tax: Band B
Ipswich



LOCATION:

The property is located in the heart of Ipswich conveniently positioned within walking distance of local stores and just a short distance of the rejuvenated waterfront and marina with its restaurants coffee bars and public houses. The main line railway station is also close by and access by car can be made to the A14/A12 link roads for the commuter.

ENTRANCE LOBBY:

7'10 x 3'0 (2.39m x 0.91m)
Double glazed entrance door to:- radiator and quarry tiled floor.

LIVING ROOM:

13'3 x 11'9 (4.04m x 3.58m)
Double glazed window front elevation, radiator, alcove storage and cupboard.

DINING ROOM/SECOND RECEPTION:

127 x 8'11 (38.71m x 2.72m)
Double glazed window rear elevation, a range of fitted alcove cupboards and storage, Starflight to first floor landing access to kitchen and:-

INNER LOBBY/UTILITY AREA

Access to Cloakroom and storage.

CLOAKROOM:

5'6 x 3'0 (1.68m x 0.91m)
Double glazed window to side elevation, drop light switch, low level WC, wash hand basin with mixer tap and vanity cupboard under. Quarry tiled flooring.



KITCHEN:

9'11 x 7'5 (3.02m x 2.26m)
Double glazed window to side elevation elevation, double glazed door to side, single bowl sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, concealed wall mounted combi boiler (5/6 years), range cooker area, space for fridge/freezer and space for washing machine.

BEDROOM ONE:

16'6 x 11'8 (5.03m x 3.56m)
Double glazed window to front elevation and radiator.

OPEN LANDING/BEDROOM TWO:

9'2 x 3'2 (2.79m x 0.97m)
Double glazed window rear elevation, radiator and access to:-

OFFICE/SIDE ROOM:

9'2 x 3'2 (2.79m x 0.97m)
Double glazed window to side elevation, access to loft space and radiator.

BATHROOM:

9'11 x 6'4 (3.02m x 1.93m)
Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin, corner shower unit with curved screen doors and slipper style bath.

FRONT GARDEN:

Low brick wall with flower beds and path to front door.

OUTSIDE WC:

Outside WC, with low level WC, wash hand basin and tiled splashbacks.

REAR GARDEN:

Concrete patio area, fencing and timber storage shed.





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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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