



14 Palmcroft Close, Ipswich, IP1 6RB

Offers In Excess Of £240,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A three bedroom semi-detached family home with garage, located on a desirable close in the popular upper tier of the Crofts. The well proportioned accommodation with scope for modernisation and extension (subject to planning permission), comprises; enclosed porch, entrance hall, kitchen-diner, utility, and spacious sitting room on the ground floor, with landing, three comfortable bedrooms and family bathroom on the first floor. To the outside there is an established frontage with lawn, driveway off-road parking and access to an attached garage, whilst to the rear there is an easterly facing enclosed mature garden predominantly laid to lawn. Further benefits include double glazing and gas fired central heating via a modern boiler. Early viewing is highly advised.

DOUBLE GLAZED SLIDING DOOR TO:

ENCLOSED PORCH

Door to:

ENTRANCE HALL

Radiator, under stairs cupboard, stairs rising to first floor, doors to:

SITTING ROOM

10' 8" x 15' 11" approx. (3.25m x 4.85m) Double glazed window to front, radiator, wall mounted enclosed gas fire (in need of recommissioning).

KITCHEN DINER

17' 3" x 9' approx. (5.26m x 2.74m) Two double glazed windows to rear, radiator, a range of base and eye level fitted units with rolled edge work surfaces, stainless steel sink drainer unit with mixer tap, under counter space for fridge and washing machine, space for electric cooker, built-in larder cupboard, modern wall mounted gas fired boiler, door to utility.

UTILITY

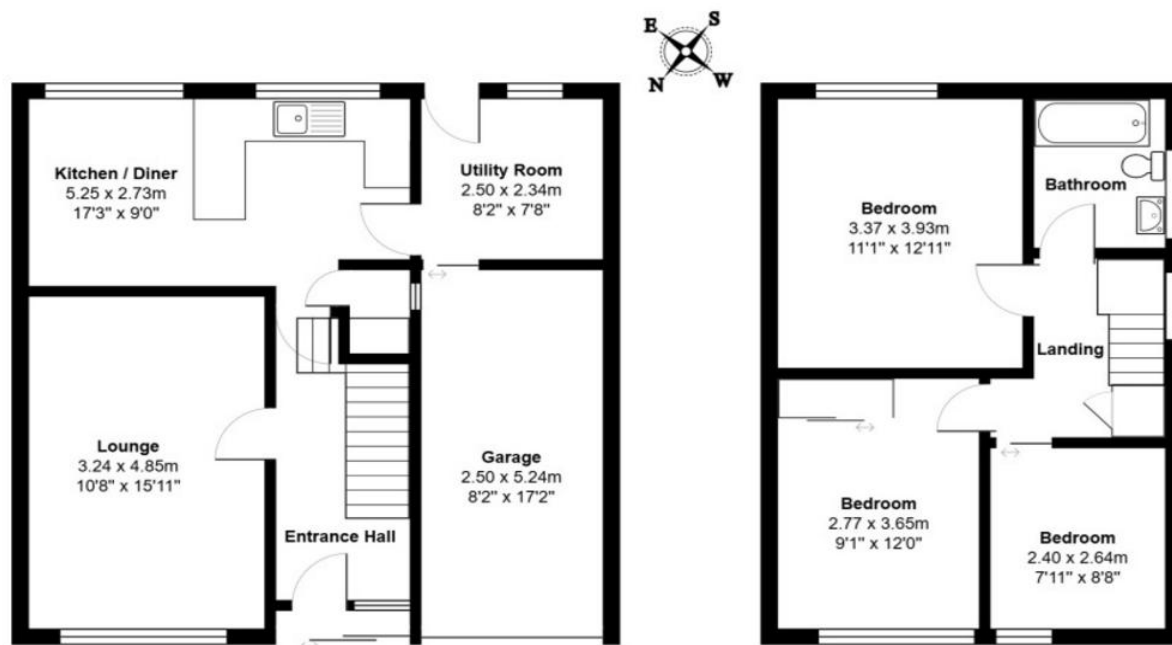
8' 2" x 7' 8" approx. (2.49m x 2.34m) Double glazed window to rear, mains power and lighting, double glazed door to garden, door to garage.

STAIRS RISING TO FIRST FLOOR

LANDING

Built-in cupboard, loft access, doors to:





Total Area: 102.5 m² ... 1104 ft²

BEDROOM ONE

11' 1" x 12' 11" approx. (3.38m x 3.94m) Double glazed window to rear, radiator.

BEDROOM TWO

9' 1" x 12' 0" approx. (2.77m x 3.66m) Double glazed window to rear, radiator, fitted furniture.

BEDROOM THREE

7' 10" x 8' 8" approx. (2.39m x 2.64m) Double glazed window to front, radiator, fitted furniture.

FAMILY BATHROOM

Obscure double glazed window to side, radiator, panel enamel bath with electric shower over, pedestal hand wash basin, low level WC, part tiled walls, wood effect flooring.

OUTSIDE

The frontage consists of driveway off-road parking and access to an attached garage, mature lawn, established tree, exposed border beds and wall to boundaries. The established easterly facing rear garden is enclosed by fencing and is stocked with a variety of shrubs, there is a wooden shed and personal door to the utility.

GARAGE

8' 2" x 17' 2" approx. (2.49m x 5.23m) Up and over entry door, mains power and lighting, gas meter, door to utility.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head north on Henley Rd, turn left onto Valley Rd/A1214, turn right onto Dale Hall Ln, at the roundabout, continue straight onto Congreve Rd, go through 1 roundabout, turn right onto Palmcroft Rd, keep left onto Palmcroft Cl, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot represent that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and

purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £250.

Energy performance certificate (EPC)

14 Palmcroft Close IPSWICH IP1 6RB	Energy rating C	Valid until:	6 October 2036
		Certificate number:	9002-1209-5806-6300-1100
Property type		Semi-detached house	
Total floor area		83 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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