



Connells

Goldcrest Road
Ipswich



Property Description

Offered for sale with no onward chain, a three bedroom semi-detached property with an exciting opportunity for purchasers looking to create a home tailored to their own requirements or undertake an investment project. An internal viewing is recommended to appreciate the potential of this property. The accommodation comprises of spacious lounge, fitted kitchen, ground floor bathroom, three first floor bedrooms and the property has double glazing throughout and gas central heating. Externally, the property benefits from off-road parking accessed via a dropped kerb and a large rear garden with side access and a brick outbuilding.

Goldcrest Road is situated in a residential area of Ipswich, the county town of Suffolk, which offers a range of local amenities and facilities for everyday needs. The surrounding area provides access to local shops, schools and community services, Ipswich town centre offers a wider selection of shopping facilities, supermarkets, cafés, restaurants and leisure amenities. The town also benefits from a mainline railway station with services to London Liverpool Street, while the A12 and A14 provide road connections to surrounding towns, villages and destinations further afield.

Accommodation

Enclosed Porch

Leading to Entrance door.

Entrance Hall

Entrance door giving access into the hallway with doors to all principal rooms.

Lounge

Spacious lounge with patio doors opening onto the rear garden, feature gas fireplace,

radiator and understairs cupboard with double glazed window to front aspect.

Kitchen

Fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, radiator, double-glazed windows to the side and rear aspects and back door to side aspect.

Bathroom

Double glazed side window, shower over panel-enclosed bath, pedestal wash hand basin, low-level w/c and radiator.

First Floor

Landing

Double-glazed window to the front, loft access, airing cupboard and radiator.

Bedroom One

Double-glazed window to the rear aspect and radiator.

Bedroom Two

Double-glazed windows to the side and rear aspects and radiator.

Bedroom Three

Double-glazed windows to the front and side aspects and radiator.

Outside

To the front of the property is a lawned garden with a dropped kerb providing potential for off-road parking (subject to any necessary consents).

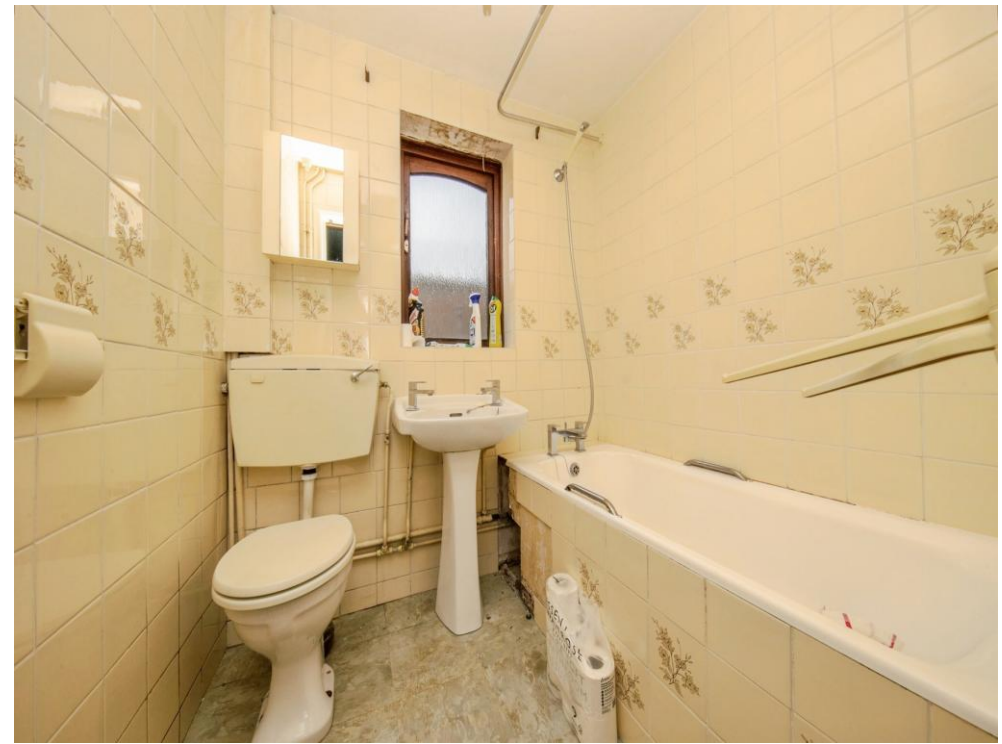
The rear garden can be accessed via a side gate and benefits from a brick-built outbuilding. The remainder is mainly laid to lawn with mature shrubs and fenced boundaries.

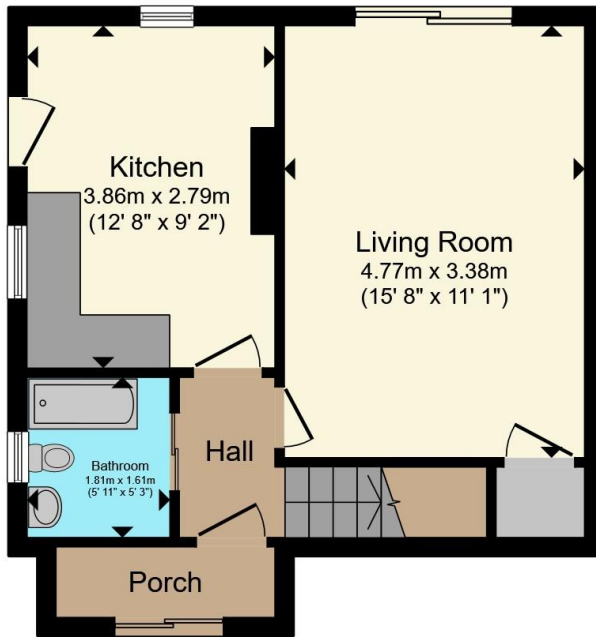
Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

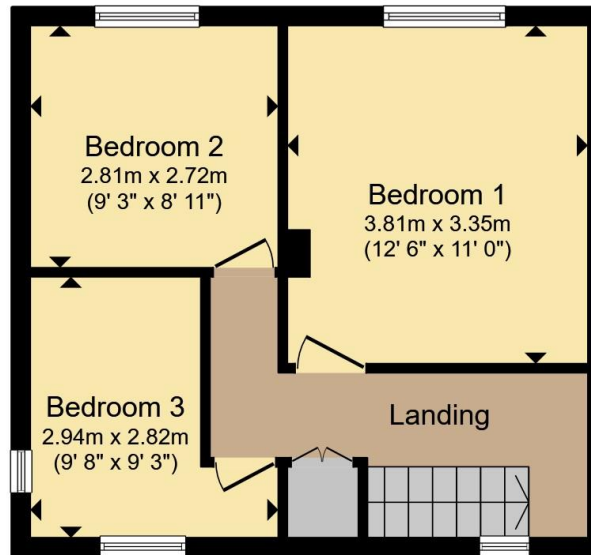
Agent Note

One door has been compromised and boarded meaning not double glazed.





Ground Floor



First Floor

Total floor area 74.6 m² (803 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/ICH312413

Tenure: Freehold



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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