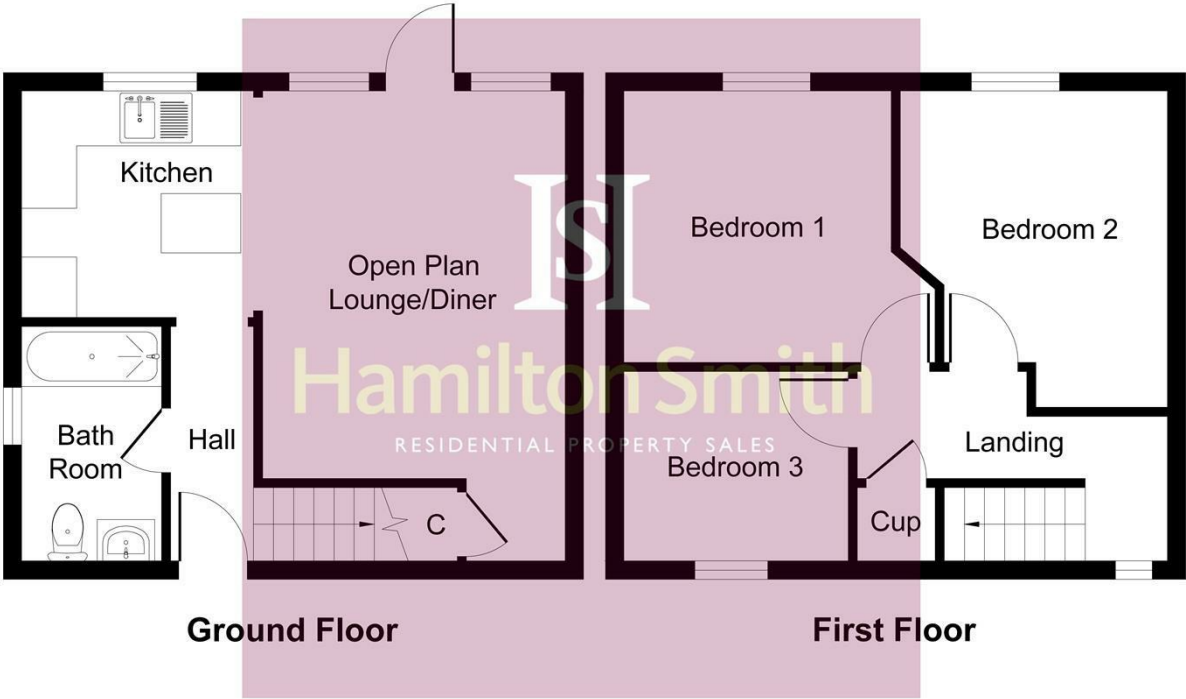
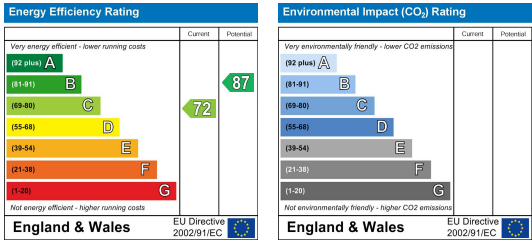




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

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46 Elmcroft Road, Ipswich IP1 6NB

£260,000

Hamilton Smith Ipswich are pleased to offer this BEAUTIFULLY MODERNISED 3 bedroom semi detached house situated on the Crofts development. The property has undergone extensive updating to create an OPEN PLAN LIVING & KITCHEN SPACE, a modern bathroom and tastefully decorated throughout. Further benefits include gas central heating, double glazed windows, large southerly facing garden, off road parking and garage.



46 Elmcroft Road, Ipswich, IP1 6NB

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Front door to...

ENTRANCE HALL:

BATHROOM:

Double glazed window to front, modern suite comprising of a bath with shower over, glass screen, hand wash basin with stylish wall mounted taps and a vanity unit, W.C and a radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER: 20 x 16'7 narr to 11'8 (6.10m x 5.05m narr to 3.56m)

This modern open plan living space enjoys double glazed door to the rear garden, cupboard under stairs, tiled floor and radiators. The kitchen has wall and base units, integrated dishwasher and washing machine, space for range style cooker and fridge, worktops, sink and drainer, central island/breakfast bar with units under, spot lighting and a double glazed window to rear.

1st FLOOR LANDING:

Loft access with a Baxi combi boiler fitted 2019. There is storage cupboard, carpet and doors off. Double glazed window to front.

BEDROOM ONE: 13 x 10'9 (3.96m x 3.28m)

Double glazed window to rear, wardrobes, laminate floor and a radiator.

BEDROOM TWO: 12'3 x 8'9 (3.73m x 2.67m)

Double glazed window rear, fitted drawers, laminate floor and a radiator.

BEDROOM THREE: 7'8 x 7'4 (2.34m x 2.24m)

Double glazed window to front, laminate floor and a radiator.

OUTSIDE:

To the front there is a shingle garden and driveway providing off parking that leads to the rear of the property via a gate and access to the GARAGE.

The south easterly facing garden has a lawn, patio, shingle area, flower beddings and a shed.

NB. The outside roof tiles contains asbestos materials. the current owners secured a mortgage in 2021.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

