



Holcombe Crescent, Ipswich, IP2 9PW

welcome to

Holcombe Crescent, Ipswich

This well-presented, three-bedroom, semi-detached house offers spacious and versatile accommodation, making it an ideal family home. Benefiting from two reception rooms, a modern fitted kitchen, off street parking and a garage.

Entrance Porch

Wood effect flooring, radiator and door leading through to the inner lobby.

Inner Lobby

Wood effect flooring, radiator, double glazed window to the front. an understairs storage cupboard and stairs to the first floor.

Lounge

Carpet flooring, double glazed window to the rear, radiator, gas flueless fireplace and TV point.

Kitchen

A range of matching eye and base level units in white with marble effect worktop surfaces, tiled effect flooring, a stainless steel sink plus drainer and chrome mixer tap, an integrated double oven with electric hob and extractor hood, an integrated fridge/freezer and dishwasher, space and plumbing for a washing machine, spotlights, double glazed window to the rear and a double glazed door, providing access to the side.

First Floor Landing

Carpet flooring, airing cupboard and loft hatch.

Bedroom One

Carpet flooring, radiator and double glazed window to the rear.

Bedroom Two

Carpet flooring, radiator and double glazed window to the front.

Bedroom Three

Carpet flooring, radiator and double glazed window to the front.

Bathroom

A vanity sink with chrome mixer tap and storage units above and below, tiled effect flooring, tiled walls, heated towel rail, spotlights, under floor heating, double glazed window to the rear, a bath with chrome mixer tap and shower attachment and a corner shower with waterfall showerhead and further attachment.

Outside:

Front Garden

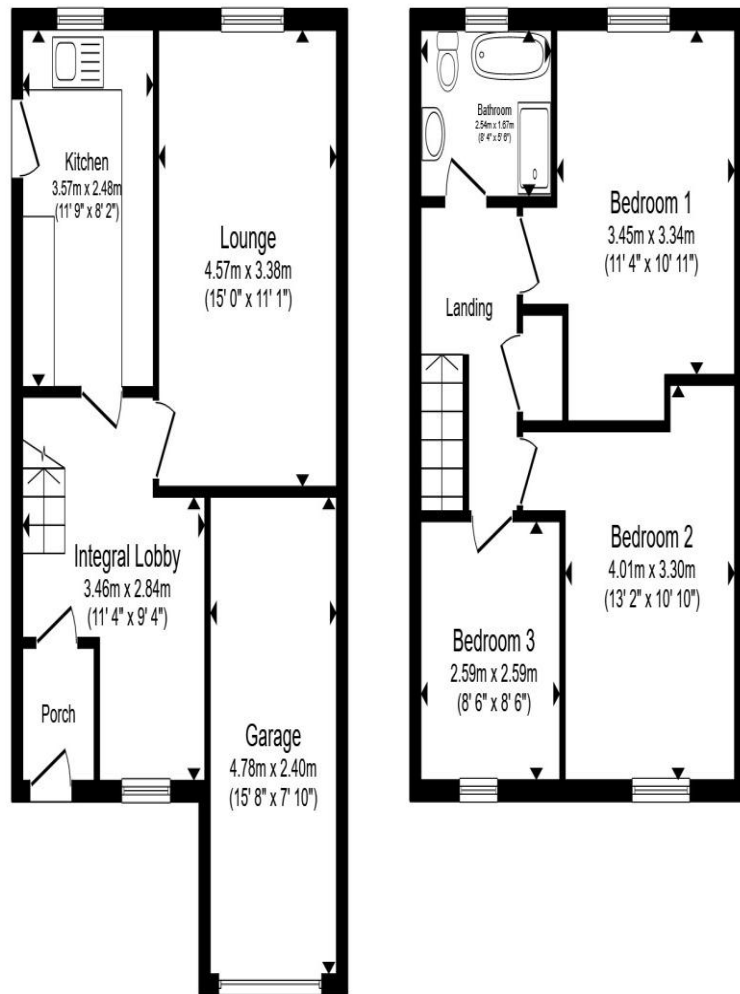
Off street parking accessed via a dropped kerb, a stoned area with integrated flower beds, a generous lawned area and a pathway leading to the side access, onto the rear garden.

Rear Garden

Fully enclosed rear garden enjoying elevated views across Ipswich. Steps lead down to a patio seating area, with a lawn beyond, an additional patio seating area to the side, slate planting beds, brick retaining walls, a shed, an outside water tap and side access.

Garage

An up and over door and power.



Ground Floor

First Floor

Total floor area 94.1 m² (1,013 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



welcome to
Holcombe Crescent,
Ipswich

- Three-bedroom, semi-detached house
- Two reception rooms
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom with bath & separate shower
- Off street parking & garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of
£270,000



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Property Ref:
IPS121913 - 0002

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