



Ireland Road, Ipswich,
£230,000



GRACE
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GRACE ESTATE AGENTS are delighted to present this semi detached three bedroom house located on Ireland Road in the charming town of Ipswich, this delightful semi-detached house offers a perfect blend of modern living and comfort.

Upon entering, you will find a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests. The house boasts three bedrooms, each offering a tranquil retreat for rest and rejuvenation. The bathroom is thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the convenience of parking, ensuring that you have a designated space for your car. The location on Ireland Road is not only convenient but also offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and accessibility.

This semi-detached house is perfect for anyone looking to settle in a vibrant community while enjoying the benefits of a modern home. With its appealing layout and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this lovely house your new home.

Entrance Hall

Electric efficiency panel heater and access to the cloakroom and stairs to first floor.

Cloakroom

3'3" x 5'8" (1.01 x 1.75)
Low level WC, hand wash basin and double glazed window to the front aspect.

Lounge

12'2" x 12'3" (3.72 x 3.75)
Double glazed window to front aspect, electric efficiency panel heater and access to the kitchen/diner





Kitchen/Diner
15'7" x 10'0" (4.76 x 3.06)
Double glazed window and French doors to rear aspect, electric efficiency panel heater, built in storage cupboard, matching eye level and base units with worktops over, single bowl sink with side drainer and mixer tap. Space for fridge freezer, space for washing machine, integrated single oven with electric hob and extractor fan over.



Master Bedroom
15'7" x 10'9" (4.76 x 3.29)
Two double glazed windows to front aspect, built in wardrobes and electric efficiency panel heater.

Bedroom Two
8'10" x 9'3" (2.70 x 2.82)
Double glazed window to rear aspect and electric efficiency panel heater.

Bedroom Three
6'0" x 8'10" (1.83 x 2.7)
Double glazed window to rear aspect and electric efficiency panel heater.



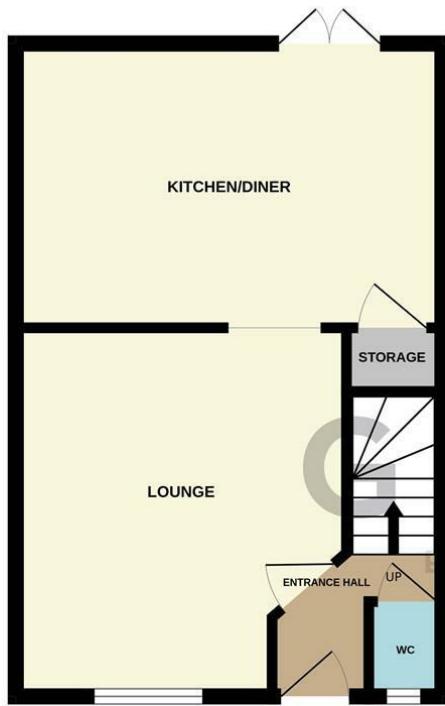
Bathroom
6'3" x 6'3" (1.91 x 1.92)
Low level WC, hand wash basin, panelled bath with shower on riser rail, heated towel rail, double glazed window to side aspect, tiled flooring and splashback.

Outside
Patio from the rear of the house, leading to a lawned area, garden shed, fenced boundaries and side access to the front of the property. Tarmac driveway and lawned area to the front of the property.



EPC
Please ask agent for EPC details.

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.

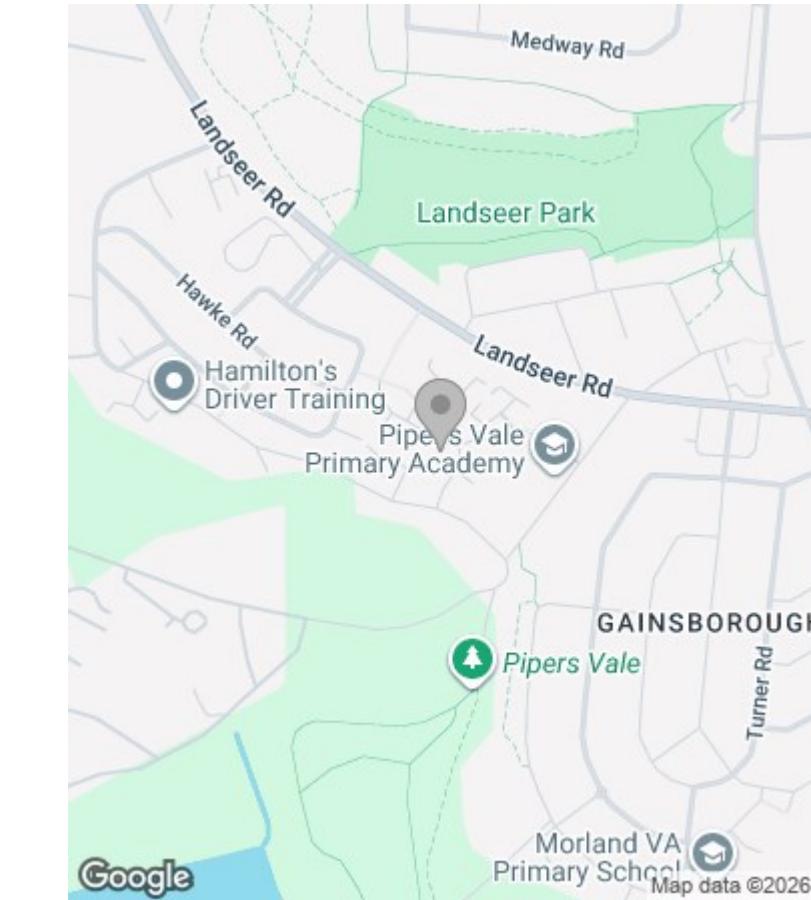
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Viewing

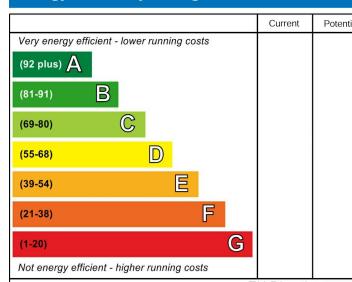
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if you wish to arrange a viewing appointment for this property or require further information.

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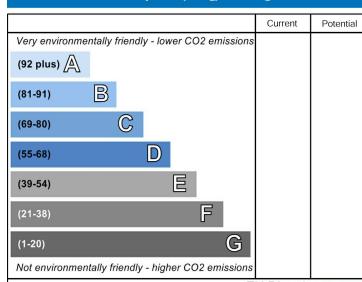


Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

England & Wales

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