



GUIDE PRICE: £225,000 to £230,000::
GRACE ESTATE AGENTS are delighted
to be offering this Three Bedroom,
Terraced Property to the South of Ipswich.
Nestled into a small close, this property is
ideally located for young families and also
individuals who require easy access to the
Ipswich train station or the Town centre.

PROPERTY

GUIDE PRICE: £225,000 to £230,000: We
are pleased to offer for sale, this
spacious, mid terrace family house
located in the South West of Ipswich with
easy access to the A14 and other town
amenities. Throughout the property, the
accommodation offers well apportioned
dimensions, with the ground floor space
matched by 3 double bedrooms to the first
floor. Quietly set back from the road off of
a pedestrian walk way, the house boasts
a modern kitchen/dining room across the
rear of the house overlooking the garden,
gas c/heating and UPVC double glazing.
Offered with NO ONWARD CHAIN the
property needs to be viewed to be fully
appreciated.



ENTRANCE HALL

Doors to 2 x storage cupboards. Door to
cloakroom. Stairs to first floor. Under stair
storage area. Doors off to:

CLOAKROOM

Low level wc. Wash hand basin.

SITTING ROOM

15'1" x 11'1" (4.6 x 3.4)

Window to front aspect. Radiator.
Laminate wood flooring.





KITCHEN / DINER
13'9" x 17'4" (4.2 x 5.3)
Fitted with a range of modern units eye level and matching base units. Fitted electric hob an oven with extractor over. Single drainer sink unit. Built in dishwasher. Standing spaces for appliances including washing machine, tumble dryer, fridge freezer/fridge. Radiator. Window to rear aspect. Double doors to garden. Door to storage cupboard. Laminate flooring.



LANDING
Landing with access to loft space. Door to airing cupboard. Door to storage cupboard. Doors off to:

BEDROOM ONE
15'1" x 8'6" (4.6 x 2.6)
Window to front aspect. Radiator. Door to built in wardrobe.

BEDROOM TWO
11'5" x 8'6" (3.5 x 2.6)
Window to rear aspect. Radiator. Door to built in wardrobe.

BEDROOM THREE
8'2" x 8'2" (2.5 x 2.5)
Window to front aspect. Radiator.

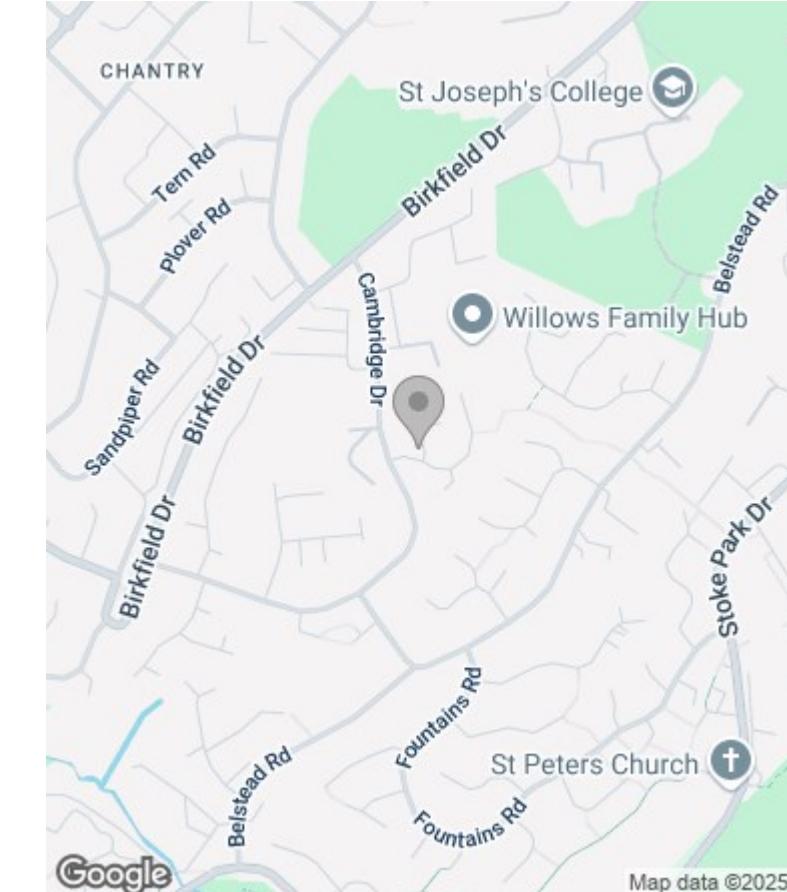
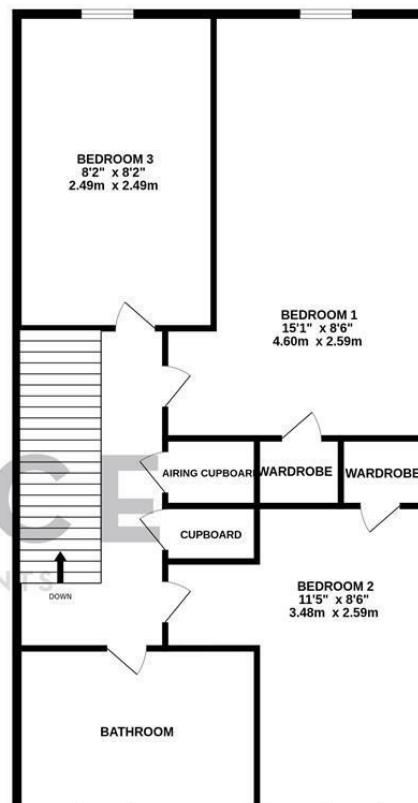
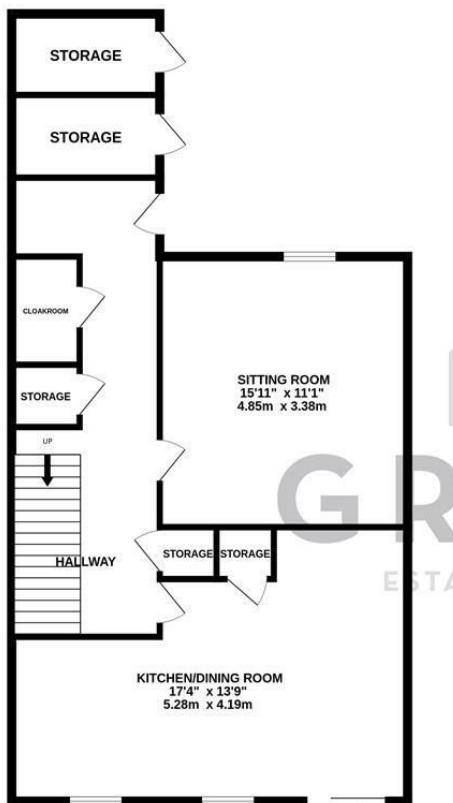
BATHROOM
Fitted with suite comprising panel bath with shower over and glazed screen, wash hand basin and low level wc. Window to rear aspect. Radiator.



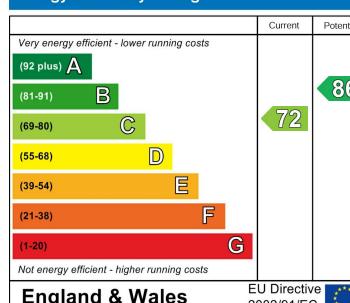
OUTSIDE
The front of the property is approached via a pedestrian pathway, with steps down to the front door. The front is predominantly laid to low maintenance landscaping, with twin doors to external storage rooms. The rear garden has paved seating area immediately adjacent to the double doors, with the remainder of the garden laid to lawn. Timber fencing boundary.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

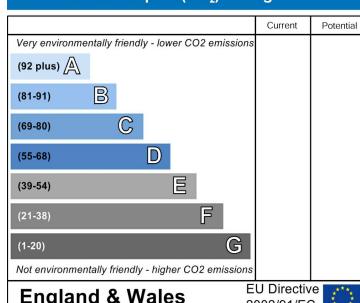
1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Grace Estate Agents Office on 01473 747728

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.