



Downing Close, Ipswich,
£225,000

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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.

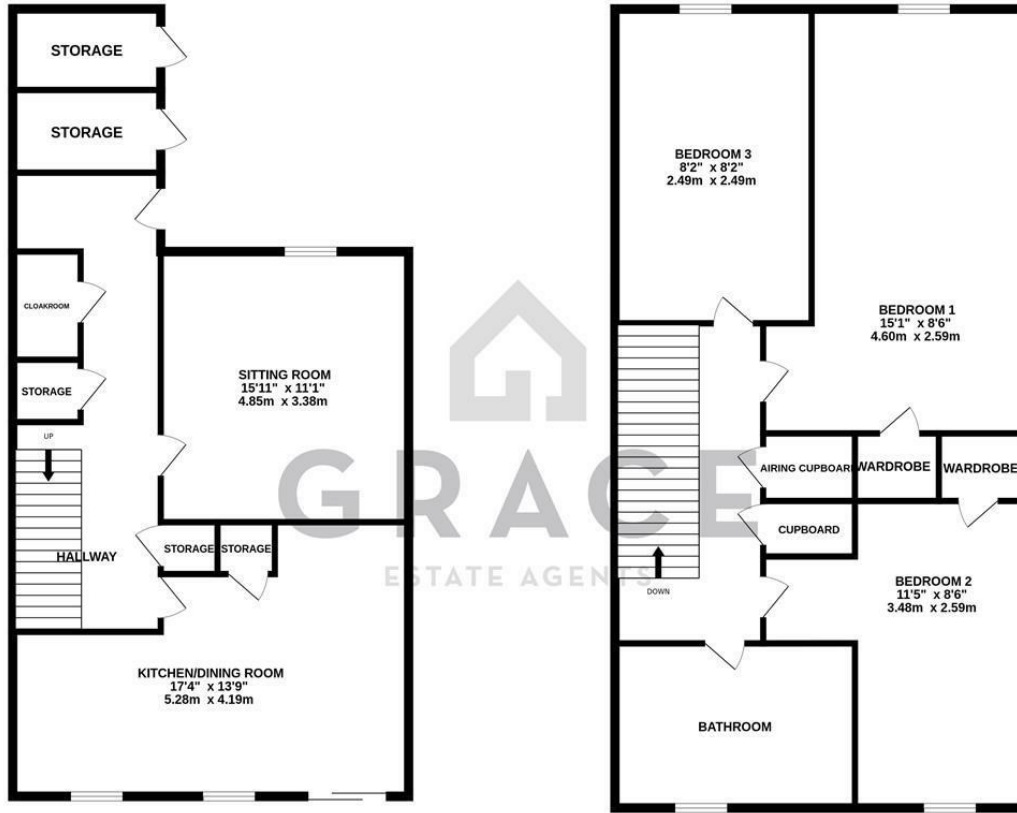
OUTSIDE

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.



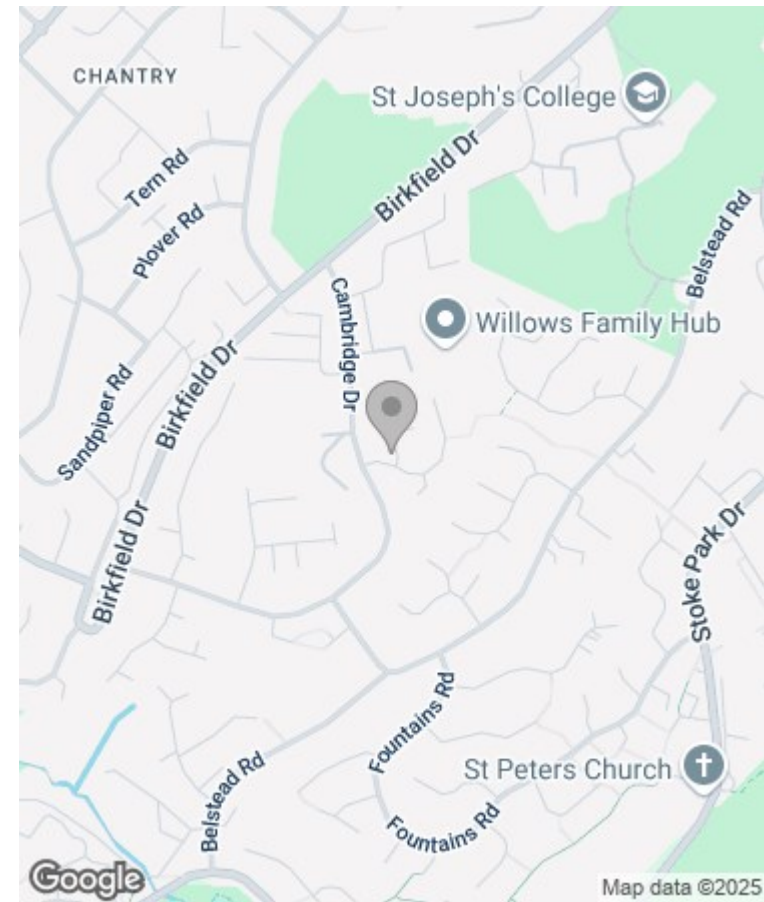
TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	