



Mildmay Road, Ipswich,
£200,000

GRACE ESTATE AGENTS are delighted to present this two-bedroom semi-detached home, situated in the popular IP3 area of Ipswich, ideal for first-time buyers, small families, or investors.

The property features two generously sized double bedrooms, providing ample space for relaxation and storage. On the ground floor, you'll find a conveniently located bathroom and WC.

Externally, the home benefits from off-road parking for two vehicles, a highly desirable feature in this area. To the rear, a spacious garden offers excellent potential for outdoor entertaining, gardening, or simply enjoying the open space.

Combining practicality with a sought-after location, this property presents a fantastic opportunity to secure a home in a well-connected part of Ipswich.

Entrance Hall

Wood style flooring, access to the lounge and stairs to the first floor.

Lounge

13'8" x 12'5" (4.18 x 3.81)
Double glazed window to front aspect, wood style flooring, radiator, access to the entrance hall and kitchen.

Kitchen

15'6" x 8'3" (4.73 x 2.53)
Wood style flooring, radiator, double glazed window to rear aspect, matching eye level and base units with work tops over. Access to the bathroom and WC. Space for washing machine, dryer, fridge freezer and single oven.

Bathroom

5'5" x 5'6" (1.66 x 1.69)
Panelled bath with shower on riser rail, double glazed window to side aspect, hand wash basin and wood style flooring.





WC

4'9" x 2'11" (1.47 x 0.90)
Low level WC, radiator, double glazed window to side aspect and wood style flooring.

Bedroom One

12'9" x 10'6" (3.89 x 3.22)
Double glazed to front aspect, storage cupboard and radiator.

Bedroom Two

13'9" x 8'4" (4.20 x 2.55)
Double glazed window to rear aspect, radiator and wood style flooring.

Outside

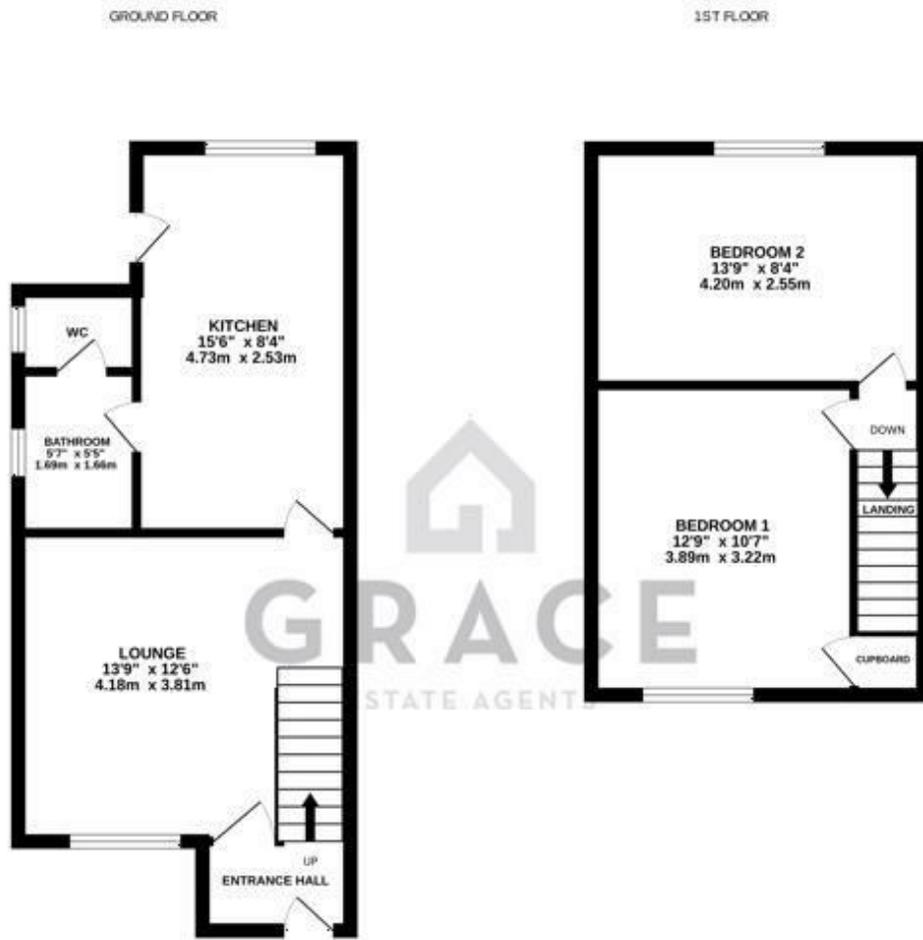
Patio from the rear of the house leading to a lawned area, fenced boundaries and side access to the front of the property.

Front garden - off road parking two cars.

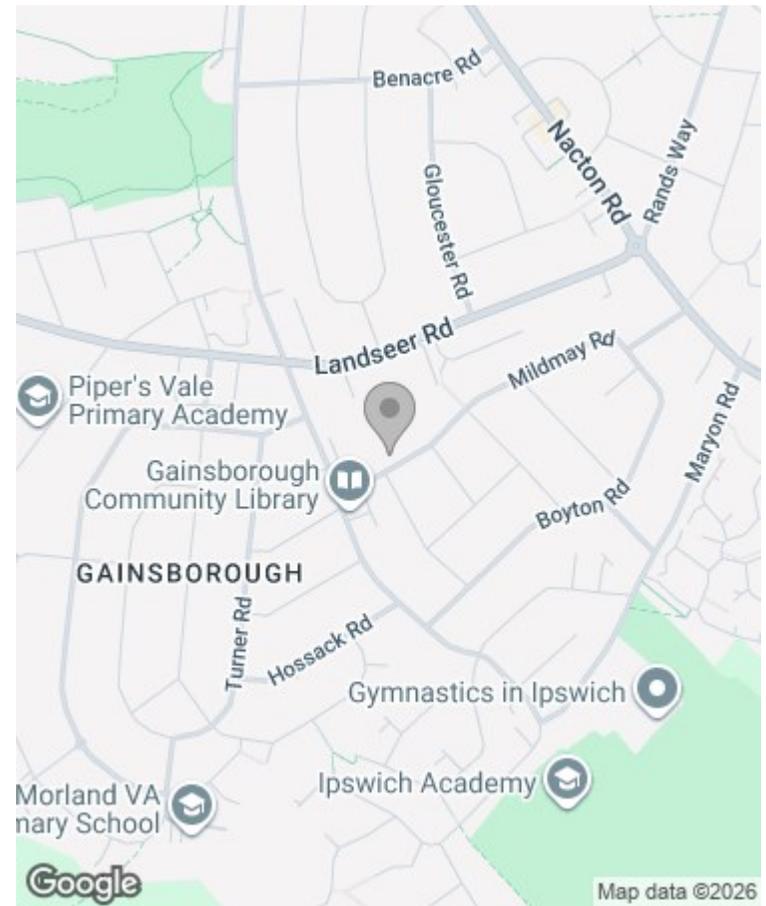
EPC

Please ask the marketing agent for EPC details.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 a guide for any proposed purchase. The contents, accuracy and applicability thereof have not been tested and no guarantee as to their operability or efficiency can be given. Homecall Ref: 123456



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(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	

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.

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