



Ireland Road, Ipswich,  
£220,000

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

14'3" x 12'7" (4.34m x 3.84m)

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.

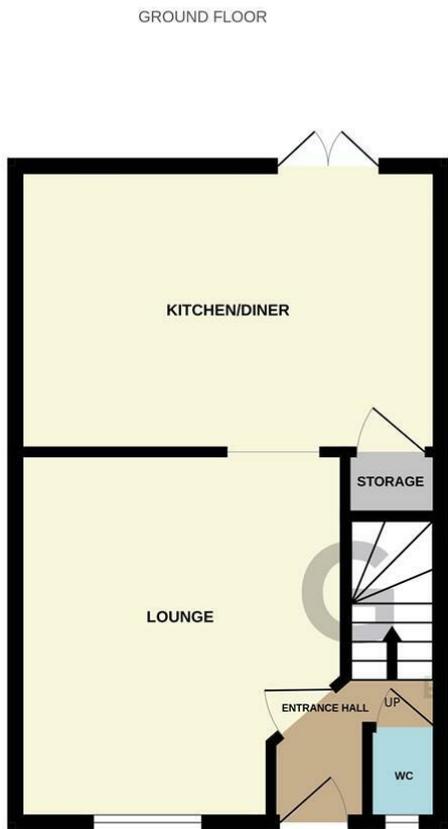
### **Outside**

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.



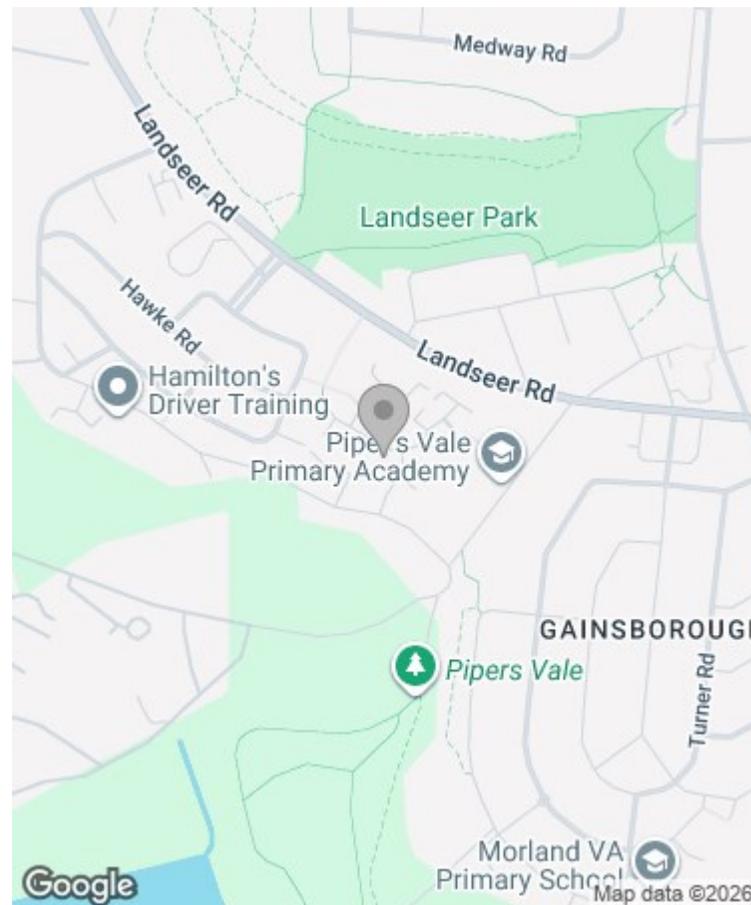


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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