



Upland Road, Ipswich,  
£240,000



GRACE ESTATE AGENTS are pleased to present this Three/Four Bedroom Semi-Detached Property on Upland Road. Located in the East of Ipswich, this property is situated perfectly for convenience and easy living. The property is only a short distance from Ipswich Hospital, as well as being within easy reach of frequent Bus Routes and Travel Routes in and out of Town.

## PROPERTY

This modern Three/Four Bedroom Property, spread over Three Floors, is the perfect family home. There are Three Double Bedrooms (two on the First Floor, and One in the Basement), as well as another room in the basement which could be used as Bedroom Four, or a helpful Office/Study.

The galley Kitchen on the Ground Floor offers a modern appearance with a integral Oven & Hob, and space for other White Goods. The Living and Dining Room is large, creating a perfect family space. Upstairs, the family Bathroom is situated at the back of the property with a Shower-Over-Bath, WC and Basin.

## LOCATION

Upland Road is situated to the East of Ipswich, within walking distance of plenty of local amenities, such as Pubs, Supermarkets and Parks. The property is also just a short drive to Ipswich Hospital and a 1.3 Mile walk.

## LIVING/DINING ROOM

21'6" x 10'9" (6.56 x 3.3)  
Single Glazing, Carpet

## KITCHEN

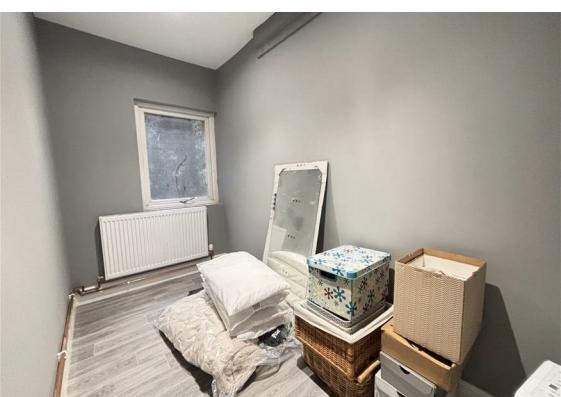
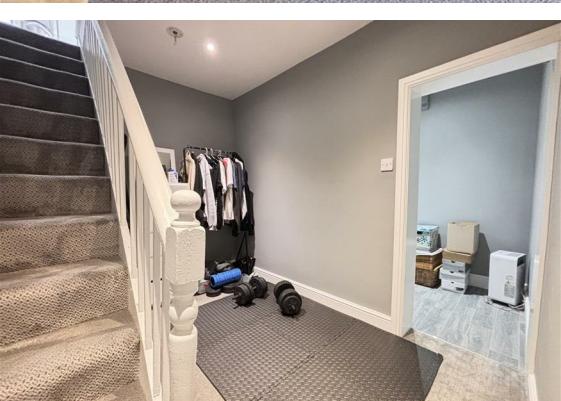
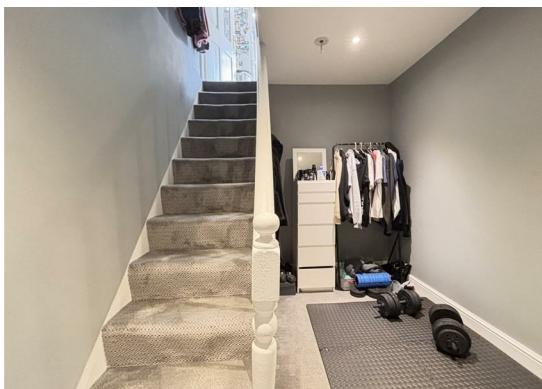
11'2" x 2'10" (3.42 x 0.88)

Newly Fitted Kitchen, Integrated Oven & Electric Plate Hob, Space and Plumbing for Washing Machine, Door to Garden

## DRESSING ROOM (basement)

## BEDROOM FOUR / OFFICE





### **BEDROOM THREE (basement)**

13'1" x 9'6" (4.00 x 2.91)

Double Bedroom, Window

### **BEDROOM TWO**

Double Bedroom, Window to Rear Garden

### **BEDROOM ONE**

Double Bedroom, Two Windows to Front of House

### **BATHROOM**

Newly Fitted, Vinyl flooring, Shower-Over-Bath, WC & Basin, Window to rear of property

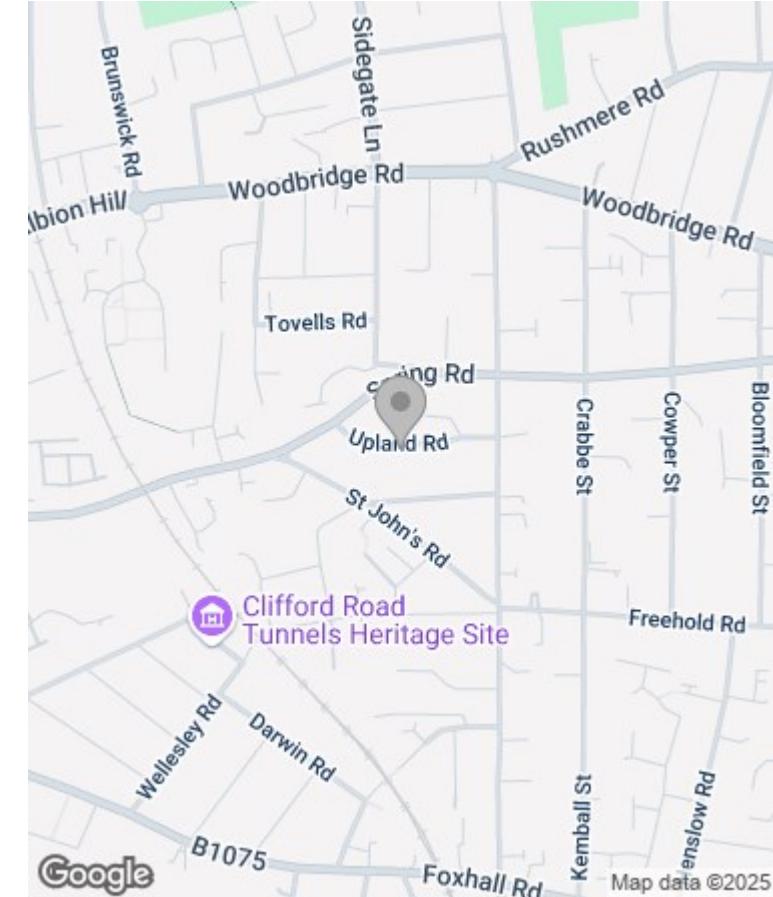
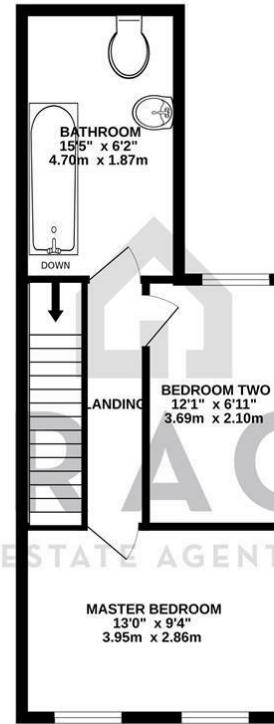
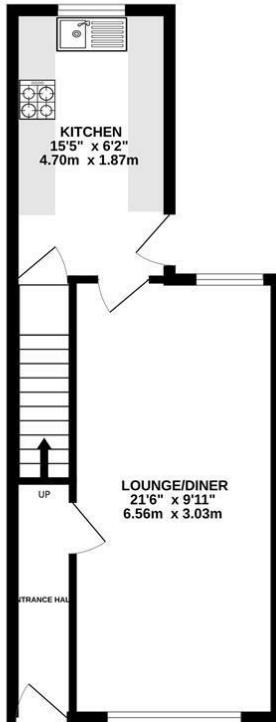
### **GARDEN**

Patio, Multi-Level Garden, New Fence, Side Access from the Front, into the garden

**GROUND FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.

**1ST FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.

**BASEMENT**  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq ft (96.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			