



**GRACE**

ESTATE AGENTS

Thebe Close, Ipswich,  
£215,000

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GRACE ESTATE AGENTS are delighted to present this charming mid-terrace house located on Thebe Close in Ipswich. Built in 2005, this delightful property offers a modern living experience with a well-thought-out layout, perfect for small families or professionals seeking a comfortable home.

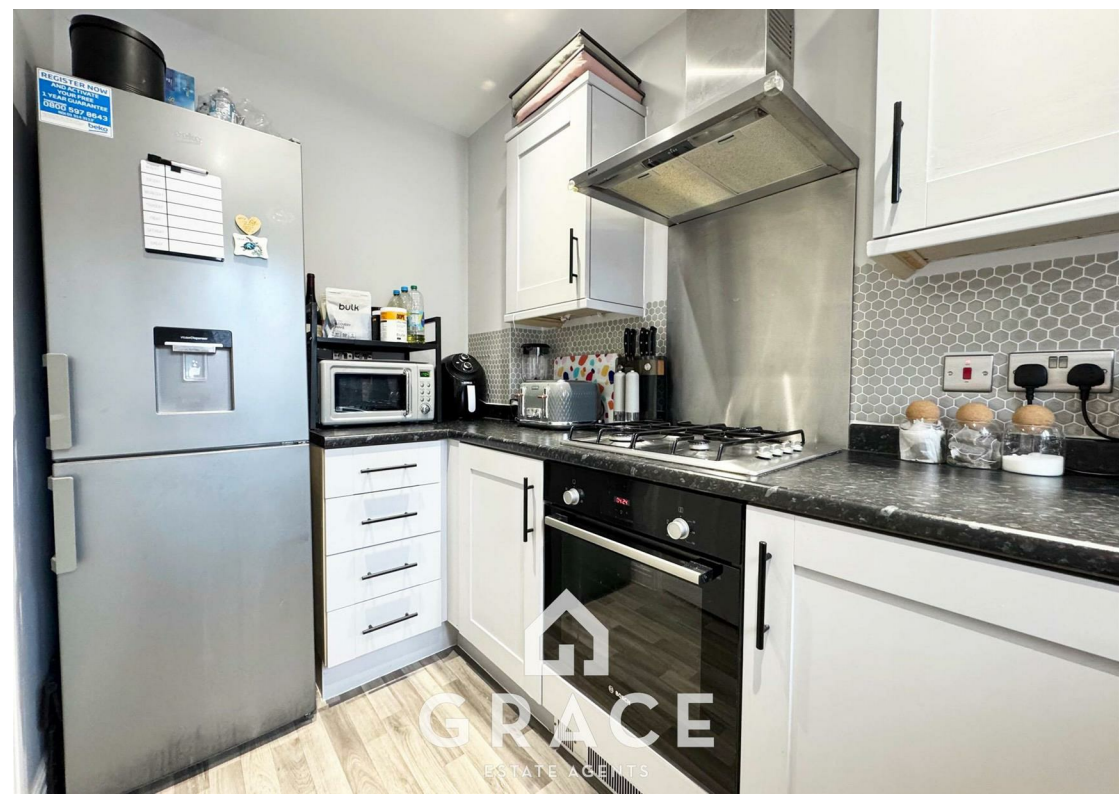
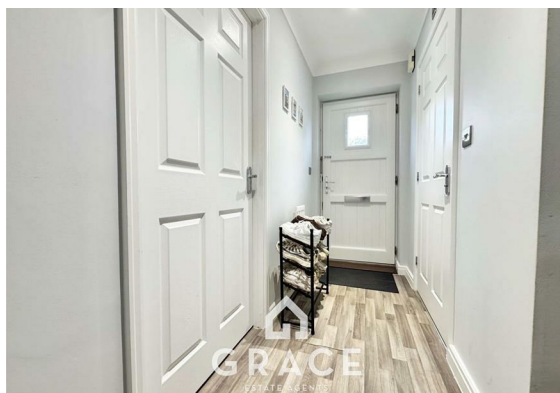
The house features two spacious double bedrooms, providing ample space for relaxation and rest. The open plan lounge and dining room create a warm and inviting atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The first-floor bathroom is conveniently complemented by a downstairs cloakroom, ensuring practicality for everyday living.

One of the standout features of this property is the fully enclosed rear garden, offering a private outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property comes with an allocated parking space, providing ease and convenience for residents.

Situated in a peaceful neighbourhood, this home is well-connected to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of Ipswich living. Whether you are a first-time buyer or seeking a rental opportunity, this property presents a wonderful chance to secure a lovely home in a desirable location. Don't miss out on the opportunity to make this charming house your own.

### Entrance Hall

UPVC Front door leading to hallway and radiator, wood effect laminate flooring.





- 2 Bedroom Semi Detached Property
- 2 Double Bedrooms
- Open Plan Lounge/Diner
- Close to Local Amenities
- Downstairs Cloakroom
- Landscaped Rear Garden
- Allocated Parking Space
- New Boiler Installed In 2021
- Good Links to A14 Trunk Road



### Kitchen

9'10" x 5'5" (3 x 1.67)

Matching eye level and base and units with worktops over, electric oven with gas hob and extractor fan over. Space for washing machine, space for fridge/freezer, single bowl stainless steel sink with side drained, double glazed window to front aspect, wood effect laminate flooring.

### Cloakroom

Low level WC, hand wash pedestal and radiator, wood effect laminate flooring.

### Lounge/Diner

15'7" x 12'5" (4.75 x 3.81)

Open plan lounge/dining room, double glazed french doors to rear, understairs cupboard and radiator.

### Bedroom One

12'5" x 9'9" (3.81 x 2.98)

Double bedroom to rear access, double glazed windows, radiator.

### Bedroom Two

12'5" x 9'1" (3.81 x 2.79)

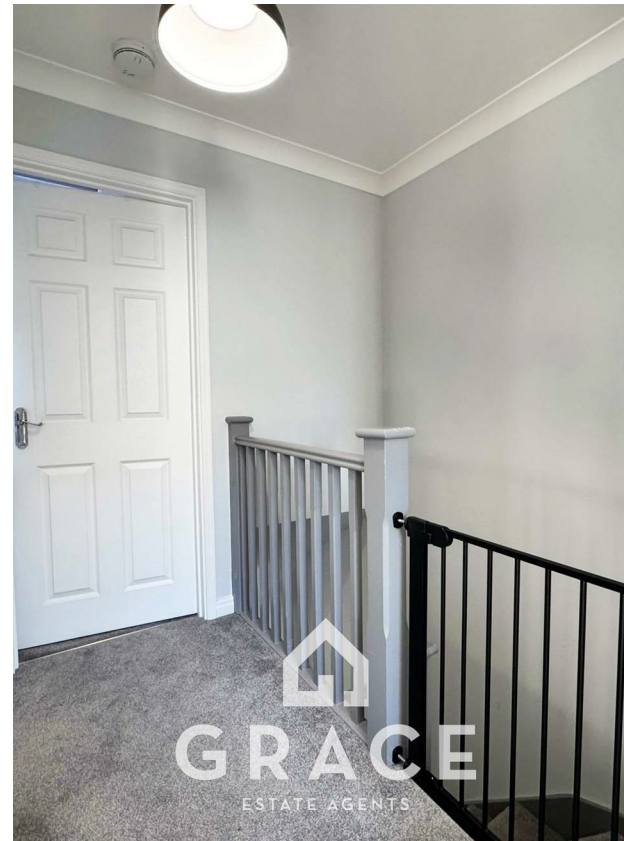
Double glazed window to front aspect, radiator.

### Family Bathroom

Low level WC, panelled bath with tap mixer and shower on riser rail over, shower screen, hand wash basin, radiator, wood effect laminate flooring.

### Rear Garden

Patio leading out from the lounge on to the patio, fully enclosed fenced rear garden with lawned area and, stone feature hardstanding for plants and shrubs. pathway leading to hard standing area and garden shed. Side gate leading to allocated parking space.





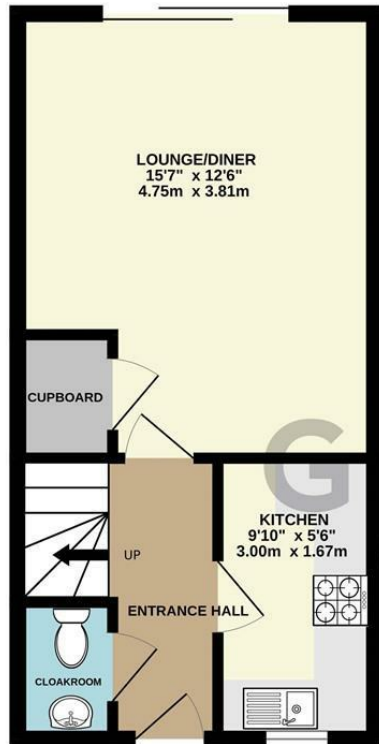




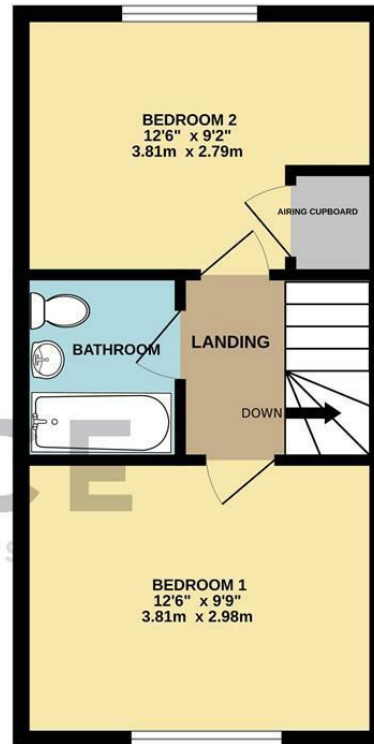




GROUND FLOOR



1ST FLOOR

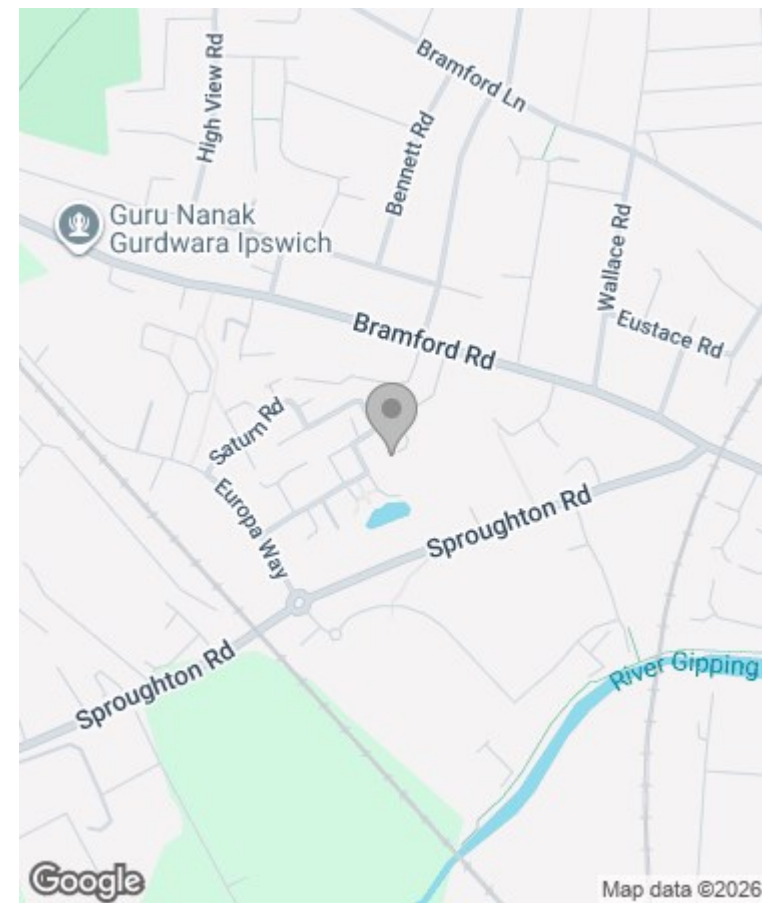


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	<b>90</b>

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	