



## Hayman Road, Ipswich, £220,000



GRACE ESTATE AGENTS are delighted to present this two bedroom semi-detached house located on Hayman Road in Ipswich, this semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two spacious bedrooms, perfect for a small family or professionals looking for extra space. The bathroom is conveniently located, providing essential amenities for daily living.

One of the standout features of this property is the ample space for parking, accommodating up to three vehicles, which is a rare find in this area. This added convenience makes it an ideal choice for those with multiple cars or visitors.

Situated in a pleasant neighbourhood, this home is close to local amenities, schools, and parks, making it a perfect setting for families or individuals alike. With its combination of space, comfort, and practicality, this semi-detached house on Hayman Road is a wonderful opportunity not to be missed.

Guide price £220,000

### 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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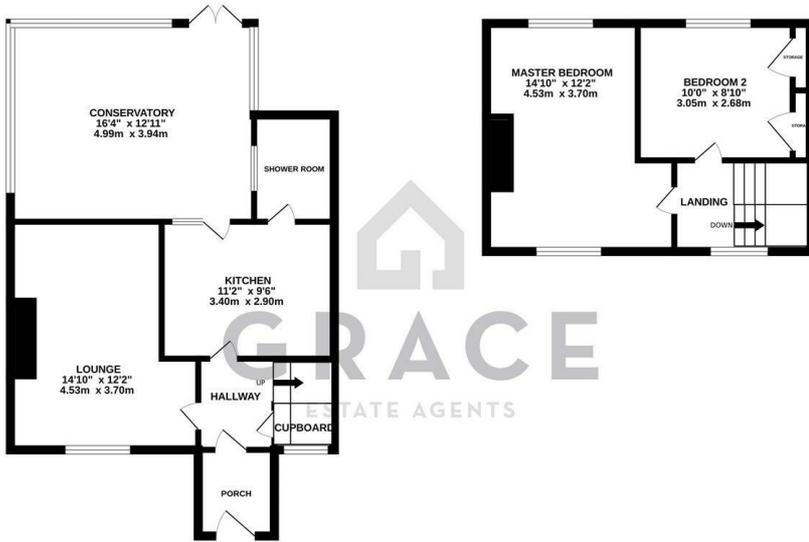
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- Two Bedroom Semi Detached House
- Ample Off Road Parking
- Infrared Panelled Heaters
- Large Garden Sheds With Power
- Perfect First Time Buyer Property
- Spacious Rear Garden
- Large Conservatory To The Rear Of The Property

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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.  
Made with Metropix i2025



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>	
(38-54) <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>	
(38-54) <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



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