



Woodrush Road, Ipswich, £325,000



GRACE ESTATE AGENTS are delighted to present this fantastic opportunity to acquire a three-bedroom detached home, located in the desirable area of Purdis Farm. The property would make a perfect renovation project for buyers looking to modernise and add value.

The ground floor accommodation comprises a welcoming entrance hall, a spacious living area, and a convenient downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with its own ensuite, along with a family bathroom.

Externally, the home benefits from off-road parking for two vehicles and additional outdoor space. The property has a single garage which can be accessed from the entrance hall inside the house or from the up and over door on the outside of the property, making it ideal for families or those needing extra storage.

With its excellent location and great potential, this property represents a rare opportunity for buyers looking to create their ideal home.

Guide price £325,000

Viewing

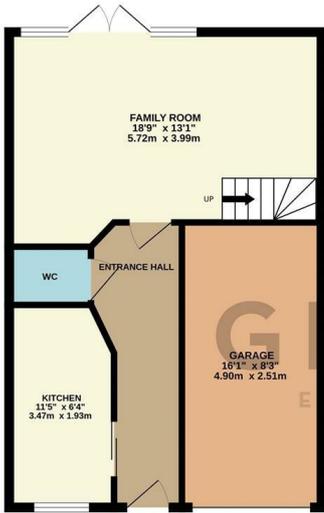
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



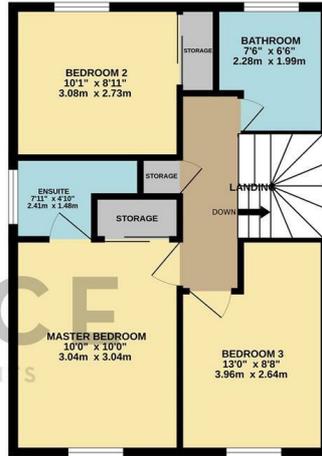
- Three Bedroom Detached House
- Off Road Parking
- Desirable Area
- Single Garage
- Master Bedroom To Ensuite
- Spacious Family Room
- Down Stairs Cloakroom
- Ideal For A Renovation Project



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



GRACE
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) 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	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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