



Chesterfield Drive, Ipswich,  
£265,000



**GRACE**  
ESTATE AGENTS





GRACE ESTATE AGENTS are delighted to present this two bedroom bungalow located on Chesterfield Drive, Ipswich, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience.

This two-bedroom semi-detached bungalow presents an excellent opportunity for buyers seeking a home with scope for renovation and personalisation. Situated in a quiet residential location, the property benefits from a spacious kitchen diner, ideal for modern family living or entertaining.

Externally, the home boasts a non-overlooked rear garden, offering a good degree of privacy, along with a separate single garage providing additional storage or parking. The bungalow's layout and plot make it well-suited for those looking to update or enhance the property to their own taste.

An ideal purchase for first-time buyers, downsizers, or investors looking for a project in a well-established area of Ipswich.

### Entrance Hall

Radiator and access to the bathroom, kitchen/diner, lounge, second bedroom and master bedroom.

### Master Bedroom

14'8" x 9'11" (4.49 x 3.04)

Double glazed window to rear aspect, radiator and built in storage cupboard.

### Second Bedroom

12'10" x 9'11" (3.92 x 3.04)

Double glazed bay windows to front aspect and radiator.

### Lounge

13'8" x 12'10" (4.19 x 3.92)

Double glazed bay windows to front aspect and radiator.







### Bathroom

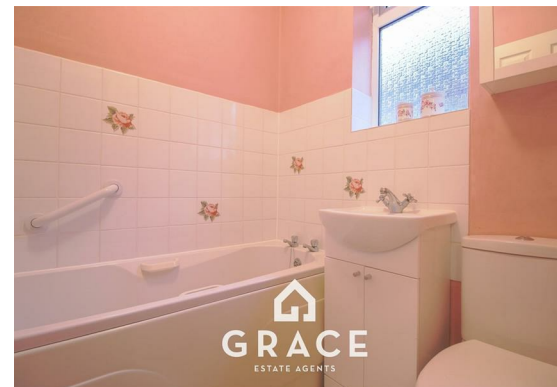
5'5" x 5'4" (1.66 x 1.65)

Low level WC, panelled bath with splash back, hand wash basin and double glazed window to side aspect.

### Kitchen/Diner

13'1" x 11'11" (3.99 x 3.65)

Matching eye level and base units, space for dishwasher, space for fridge freezer, single bowl sink with side drainer, double glazed window to side aspect, double glazed window and door to rear aspect, access to the rear garden and access to the utility room.



### Utility

2'10" x 6'9" (0.88 x 2.06)

Double glazed window to rear aspect and access to the kitchen/diner.

### Rear Garden

Patio area from the rear of the property leading onto a lawned area. Fenced boundaries, side gate for access to the side of the property and the garage.

### Front Garden

Bricked garden wall with a lawned area to the front of the property. Paved area leading from the public path to the front of the property and the garage.

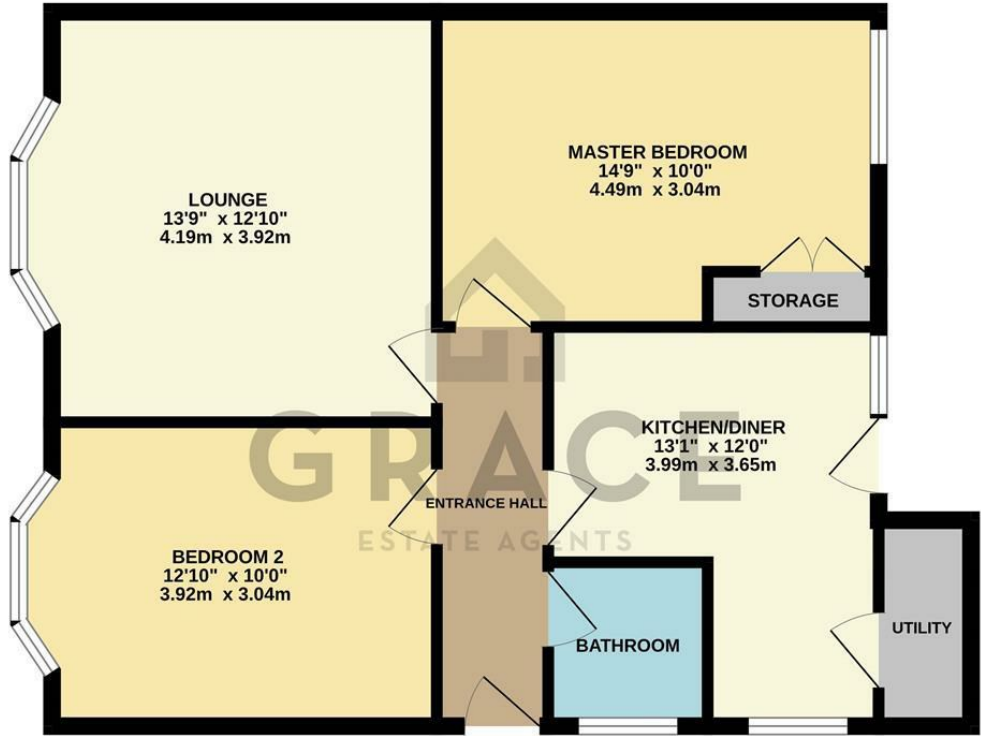
### EPC

Please ask agent for the EPC details.





GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

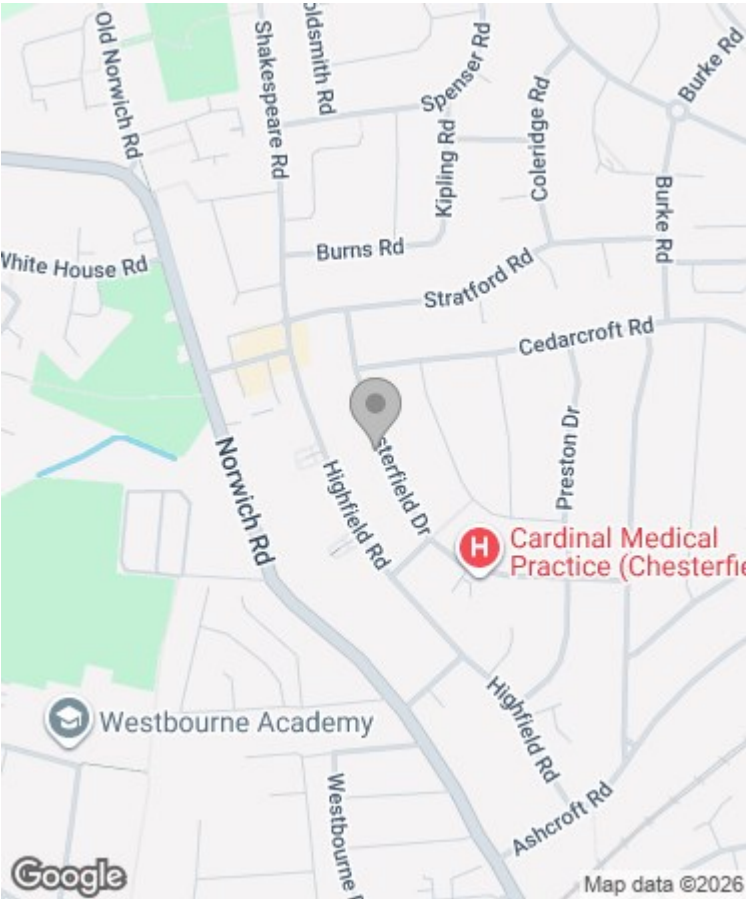


TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	