



## Castle Road, Ipswich, £200,000



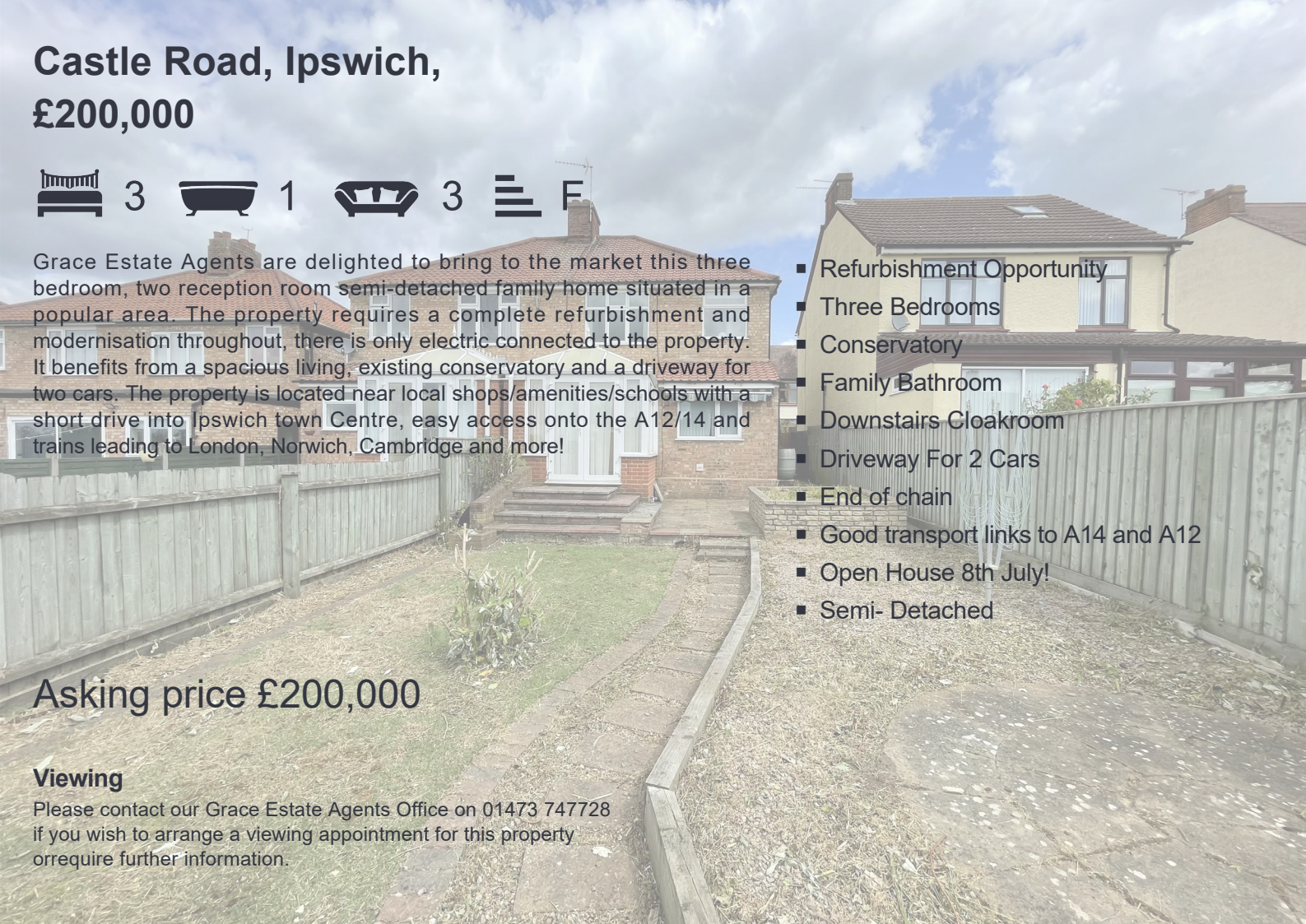
Grace Estate Agents are delighted to bring to the market this three bedroom, two reception room semi-detached family home situated in a popular area. The property requires a complete refurbishment and modernisation throughout, there is only electric connected to the property. It benefits from a spacious living, existing conservatory and a driveway for two cars. The property is located near local shops/amenities/schools with a short drive into Ipswich town Centre, easy access onto the A12/A14 and trains leading to London, Norwich, Cambridge and more!

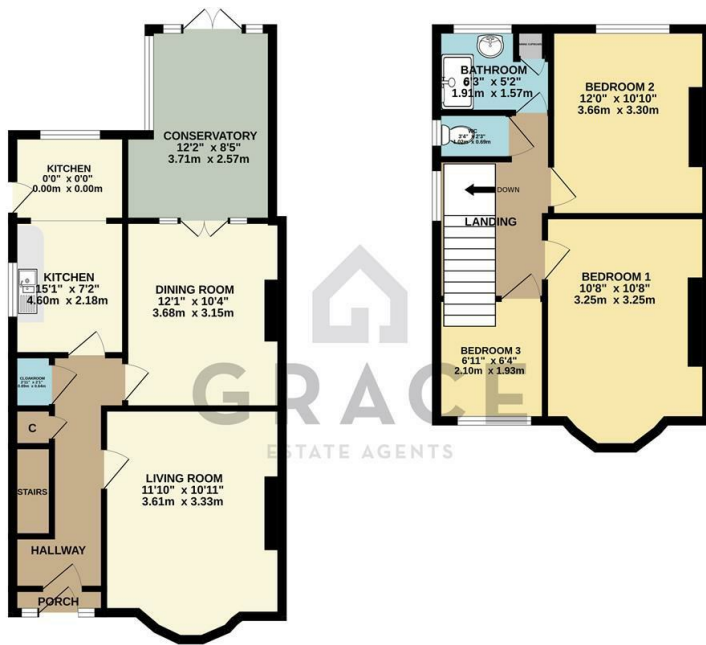
- Refurbishment Opportunity
- Three Bedrooms
- Conservatory
- Family Bathroom
- Downstairs Cloakroom
- Driveway For 2 Cars
- End of chain
- Good transport links to A14 and A12
- Open House 8th July!
- Semi- Detached

Asking price £200,000

### 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.





While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agent and appraiser shall have no liability in respect of the property. Made with floorplan (2023)



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 <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		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.