



Parade Road, Ipswich,  
£155,000

**\*\* NO ONWARD CHAIN \*\*\*GRACE**  
ESTATE AGENTS are delighted to present this One Bed Mid-terrace property nestled in the sought-after area of East Ipswich, this charming Two-bedroom terraced house on Parade Road offers a delightful blend of modern living and period character. Built in 1900, the property spans an inviting 581 square feet, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

Upon entering, you are welcomed into an open-plan living and dining room, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is conveniently located, providing a functional space for culinary pursuits. The property also boasts a well-appointed bathroom, ensuring comfort and convenience.

Step outside to discover the enclosed south facing rear garden, a private area where you can enjoy the outdoors, whether it be for gardening, entertaining, or simply unwinding after a long day.

With its prime location in a popular neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to embrace the vibrant lifestyle Ipswich has to offer. This delightful terraced house is a rare find and is sure to attract interest. Don't miss the opportunity to make it your own.

### Front Garden

Block paved front garden with a decorative stone area, brick wall boundaries, leading up to uPVC front door.

### Lounge/Diner

9'8" x 23'9" (2.97 x 7.26)

uPVC Front door leading into the lounge, One Radiator, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, Gas fire place, Two built in storage cupboards, access to the Kitchen and First floor.





### Kitchen

uPVC Double glazed window side aspect, uPVC Double glazed window to rear aspect, a range of base and wall mounted units with worktops over, single bowl Stainless steel with a side drainer and mixer tap, Integral oven and inset hob with extractor over, Space for fridge/freezer, space for washing machine, Tiled splash back, Wooden style flooring and One Radiator.

### Master Bedroom

uPVC Double glazed window to front aspect, radiator and Two built in storage cupboards.

### Office/Dressing room

uPVC Double glazed window to rear aspect, access to the Bathroom and One Radiator.

### Bathroom

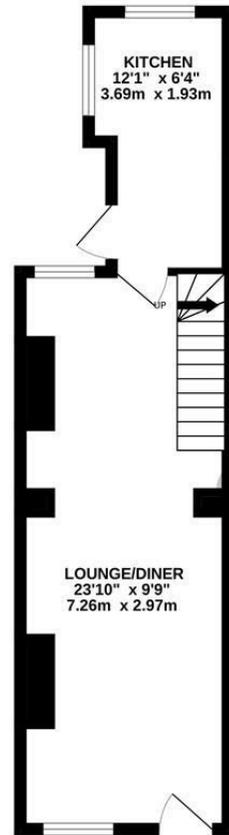
Obscure uPVC double glazed window to rear aspect, Modern style panel bath with shower screen and shower over on wall mounted riser rail and a mixer tap, hand wash basin, low level WC with push flush button, radiator, built in storage cupboard. Panel splashback over bath. Tiled flooring.

### Rear Garden

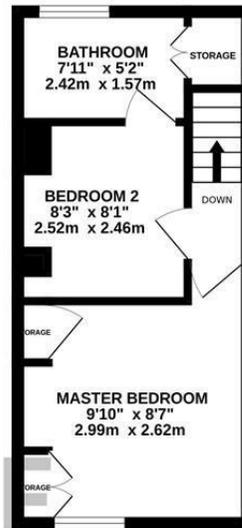
Fully enclosed rear garden, Patio area leading to the garden shed at the bottom of the garden and side access to the front of the property.



GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.

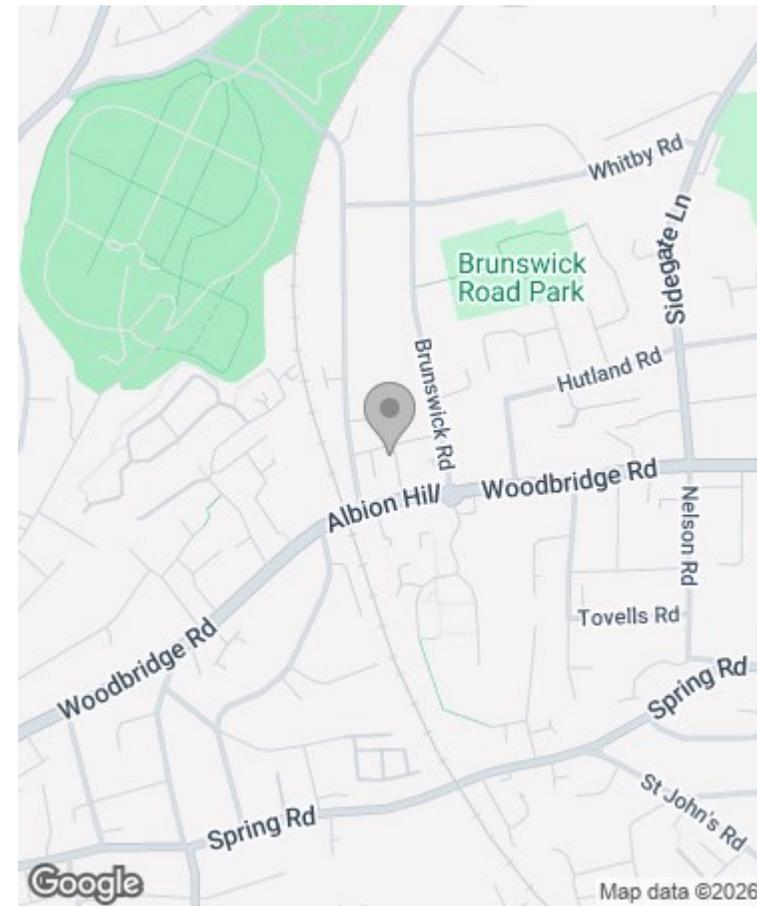


1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



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TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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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			
		65	91
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	

## 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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