



The Grove, Ipswich,  
£195,000

**CHAIN FREE:** A truly individual two bedroom end terraced property. Tucked away in a quiet cul de sac location in the sought after area of The Grove off Henley Road.

The property does require updating and modernisation but would be perfect for a first time buyer or developer.

### **PROPERTY**

A well proportioned two bedroom end terrace house situated in the sought after location off Henley Road on the north/western side of Ipswich, tucked away down a quiet cul-de-sac. The property is located close to nearby facilities with local shops, schooling, retail park and A14/A12 junction making this an ideal purchase for a young family or first time buyer. The accommodation comprises:- porch, kitchen, and lounge/diner. The first floor leads off the landing with two bedrooms and a bathroom.

### **LOCATION:**

The property is conveniently located on the western side of the town centre. The Suffolk county town of Ipswich offers a wide range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands. The vibrant waterfront boasts many eateries and bars together with a dance studio and the University of Suffolk.

### **OUTSIDE/FRONT**

Enclosed front garden with gate and fence, pathway leading to the front porch.. There is a garage to the side of the property with a driveway beside.

### **PORCH**

Half double glazed door to front of property, tiled flooring leading to:





- TWO BEDROOM END TERRACE
- OFF ROAD PARKING AND GARAGE
- SOUGHT AFTER AREA
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- REAR GARDEN BACKING ONTO FIELDS
- IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY

### LOUNGE

Half glazed, patterned feature door to front of property, double glazed window to front. Fire surround with fire inset, door to

### DINING/SECOND RECEPTION

Double glazed window to rear aspect, fire surround with inset fire.

### KITCHEN

Double glazed windows to side access, a range of floor standing cupboards and drawers with wall mounted cupboards. Roll edge worktop with inset sink and drainer, half tiled. Space for cooker, space for washing machine.

### LOBBY

Space for fridge/freezer.

### BATHROOM

Double glazed window to rear aspect, panel bath with hot and cold taps, shower cubicle with screen,, half tiled radiator.

### MASTER BEDROOM

Sash window to front aspect, radiator.

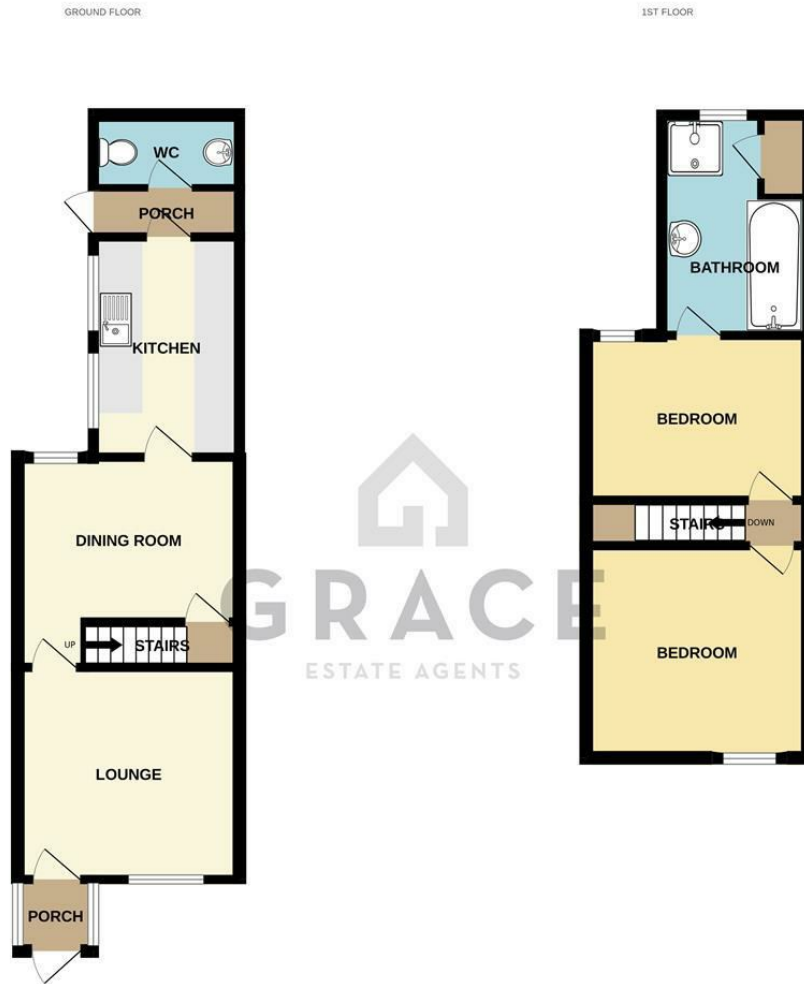
### BEDROOM TWO

Sash window to rear aspect, radiator.

### OUTSIDE

The garden is split into two sections, a small courtyard which leads out from the house. There is a gate which leads to a shared access way and a further garden beyond, the garden beyond this is a private garden with fencing one side and mature trees and shrubs to the other.





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			
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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