



Seymour Road, Ipswich,
£200,000

GRACE ESTATE AGENTS are pleased to present this delightful two-bedroom terrace house on Seymour Road offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious Dining room/ Family that provides an inviting atmosphere, ideal for both relaxation and entertaining guests.

The property boasts two well-proportioned bedrooms, each offering ample space for furnishings and personal touches, making it a perfect retreat for individuals or small families. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

This home is not only spacious but also benefits from its prime location, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community.

Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy the charm of Ipswich living. With its appealing features and convenient location, this terrace house is sure to attract interest. Do not miss the chance to make this lovely home your own.

Entrance hall

2'7" x 12'1" (0.8 x 3.7)

Access to the First floor and into the Dining room/Family room. One radiator.

Dining room /Family room

13'9x11'2 (4.19mx3.40m)

Window front facing, window rear facing. One radiator, access to the Kitchen, Entrance hall and under stair storage.

Kitchen

10'2" x 7'10" (3.1 x 2.4)

One window side facing, access to the Dining room/ Family room, Rear Garden, Utility room. Wall mounted Combi boiler.





Utility room

7'6" x 7'2" (2.3 x 2.2)

One window side facing, access to the Kitchen.

First floor landing

12'5" x 4'11" (3.8 x 1.5)

Access to the Bathroom, First bedroom, Storage cupboard and Master bedroom.

Bathroom

7'10" x 10'5" (2.4 x 3.2)

One radiator, One window rear facing. Storage cupboard. Mixer tap with shower on riser rail.



First Bedroom

8'2" x 11'5" (2.5 x 3.5)

One window rear facing and one radiator.

Master Bedroom

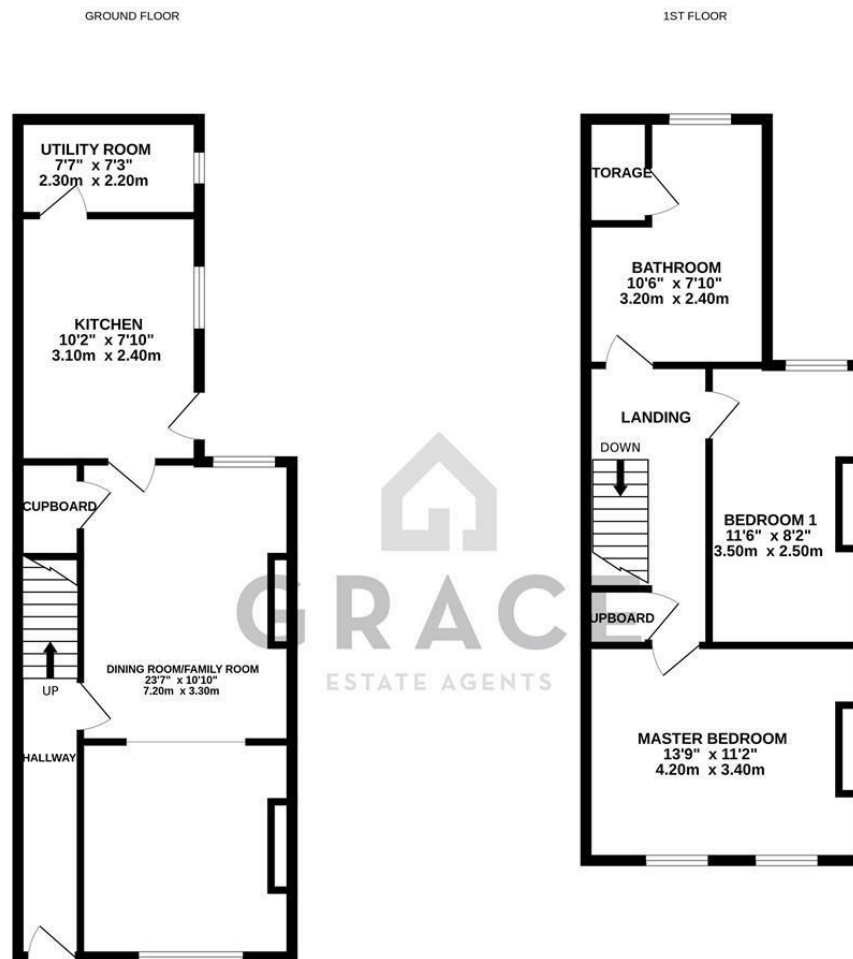
13'9" x 11'1" (4.2 x 3.4)

Two windows front facing, One radiator.

Rear Garden

Patio area leading from the back door into the rear garden, Artificial grass leading from the patio to the end of the garden.



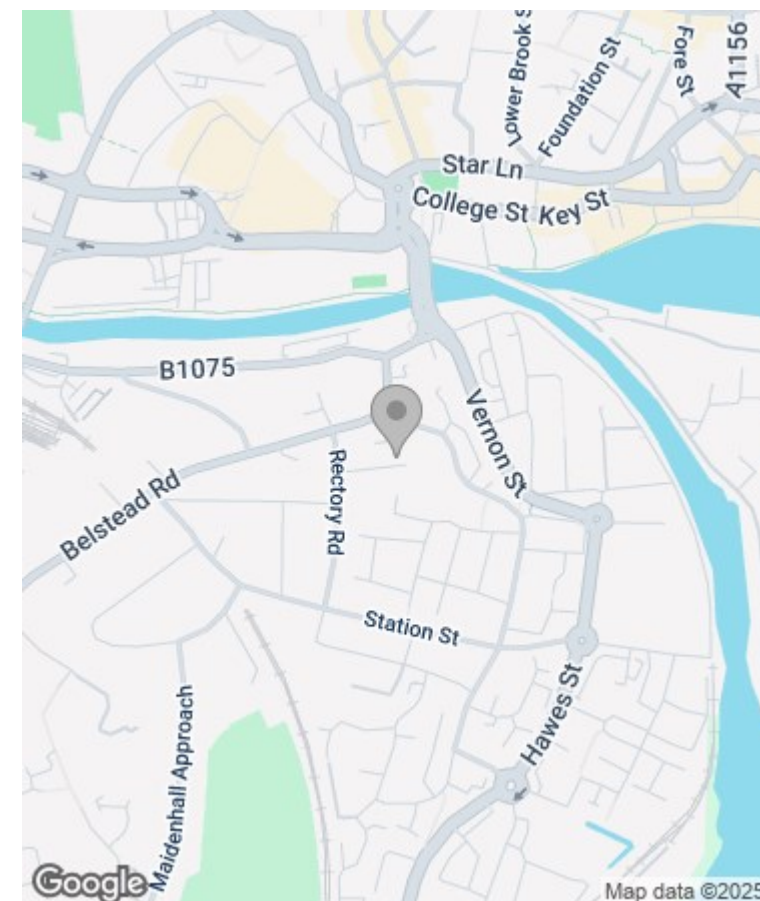


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	