



Woodbridge Road, Ipswich,  
£280,000





GRACE ESTATE AGENTS are delighted to present this delightful semi-detached house located on Woodbridge road in Ipswich this property is able to be a blank canvas for anyone who is looking to have their own stamp on the property. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. Additionally, the house boasts parking for two vehicles, a valuable asset in this sought-after area.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its appealing layout and prime location, this semi-detached house on Woodbridge Road is a wonderful place to call home. Don't miss the chance to view this property and envision the possibilities it holds for you and your family.

### Entrance Hall

One radiator, access to the Living room, Lounge/Diner, Kitchen and First floor.

### Living Room

14'1" x 12'1" (4.3 x 3.7)

One radiator, Gas fire place, front facing bay windows.

### Lounge/Dining Room

11'5" x 10'9" (3.5 x 3.3)

One radiator, One window rear facing and Gas fire place.

### Kitchen

9'1" x 8'7" (2.77 x 2.62)

Floor standing Gas Boiler, and access to the Rear garden.

### Outside WC

### Outside Storage

### Master Bedroom

16'0" x 11'5" (4.9 x 3.5)

Two Front facing windows and One Radiator.

### Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

One Window rear facing and One radiator.

### Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

One radiator, One window rear facing and built in storage.

### Wet Room

5'10" x 5'2" (1.8 x 1.6)

Wall mounted basin, mixer tap with storage below, One window side facing, One radiator, Wall mounted shower chair, curved shower curtain rail and Shower fitted to a riser rail with a mixer tap.

### WC

2'11" x 5'6" (0.9 x 1.7)

Low level WC and One window side facing.







### First Floor Landing

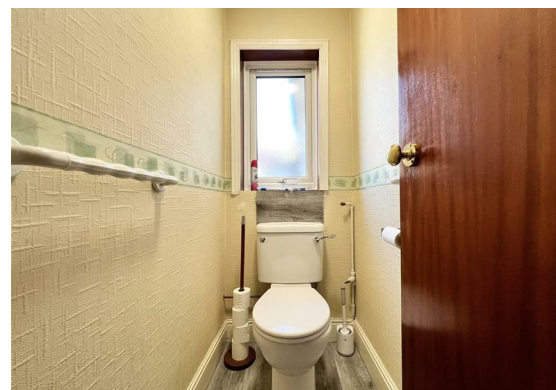
Access to the Master Bedroom, Second Bedroom, Third bedroom, Wet Room and WC.

### Rear Garden

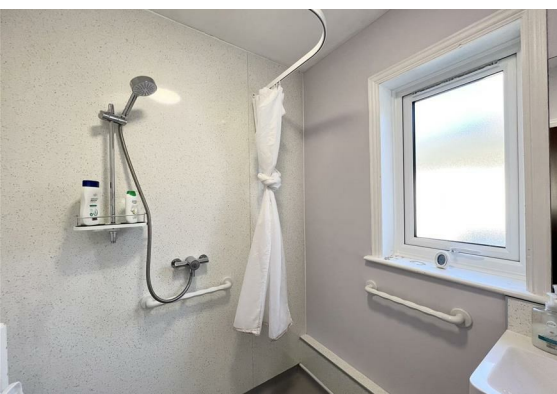
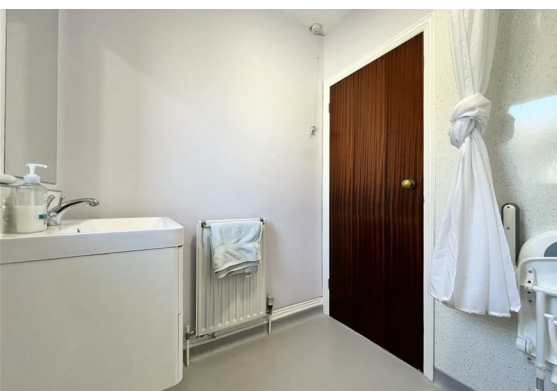
Patio area from the rear of the property leading onto a Lawned area which has a path leading to a green house at the end of the Garden and side access to the front of the property.

### Front Garden

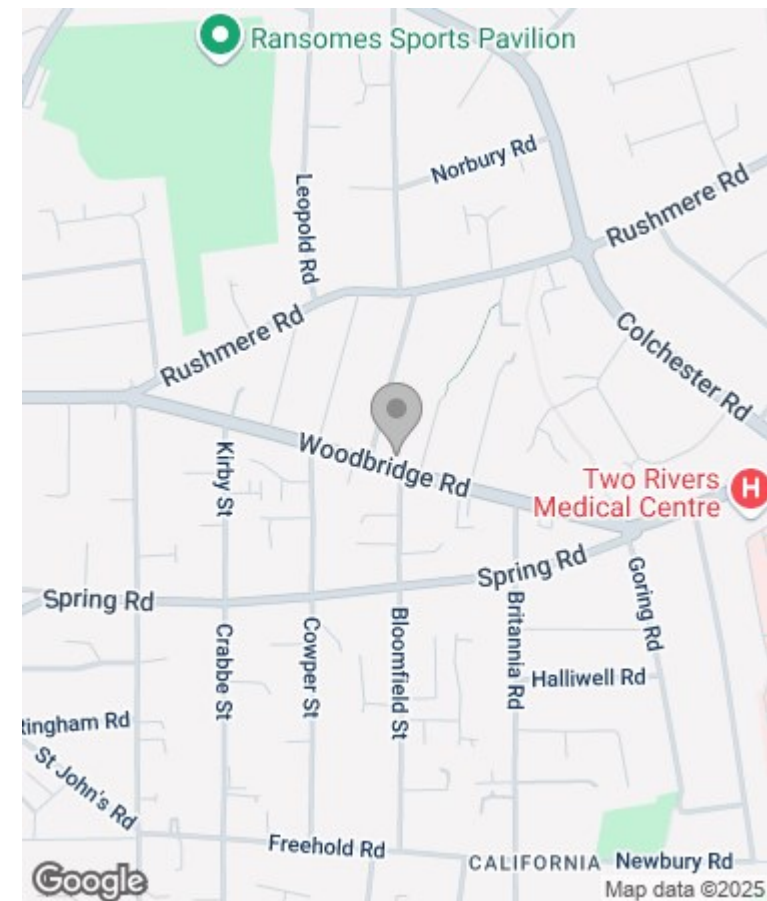
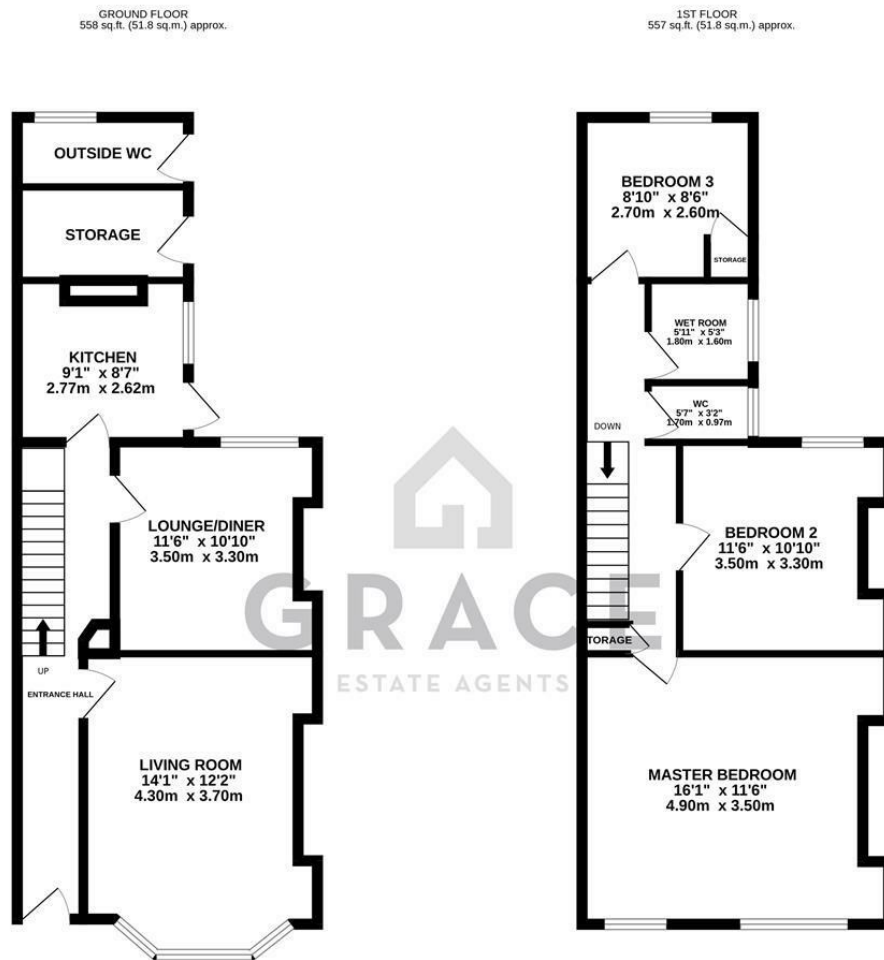
Off street parking for up to two Cars, the driveway is half block paved and half patio slabs with a side gate to access the rear of the property.



- Off street parking for Two cars.
- Desirable catchment area for Schools
- No Onward chain
- Generous Rear Garden
- Semi detached property
- Fitted Wet room
- Two Reception rooms







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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