



Cemetery Road, Ipswich,  
£155,000



GUIDE PRICE : £155,000 TO £165,000:  
GRACE ESTATE AGENTS are delighted to present this charming Two bed mid-Terrace house located on Cemetery Road in Ipswich, this delightful mid-terrace house offers a perfect blend of character and modern living. With a generous living space of 764 square feet, this property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable home.

Constructed at the turn of century, the house retains a sense of historical charm while providing the opportunity for personalisation and modernisation. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The living areas are perfect for relaxation and entertaining, while the bedrooms provide a peaceful retreat at the end of the day.

Situated in a well-established neighbourhood, residents will benefit from the convenience of local amenities, schools, and parks, all within easy reach. The property is also well-connected to public transport, making it an excellent base for commuting to nearby towns and cities.

This mid-terrace house on Cemetery Road presents a wonderful opportunity for those looking to invest in a home with potential in a desirable location. Whether you are a first-time buyer or seeking a new place to call home, this property is sure to impress. Do not miss the chance to view this charming residence and envision the possibilities it holds for you.

### Lounge/Living Room

11'5" x 10'1" (3.49 x 3.08)

One double glazed uPVC window front facing, One radiator, uPVC front door.







## Dining Room

11'5" x 10'9" (3.49 x 3.30)

One Radiator, One double glazed uPVC window rear facing, Built in storage cupboard, access to the basement and Kitchen.

## Kitchen

6'3" x 8'5" (1.93 x 2.58)

One double glazed uPVC window side facing, Tiled flooring, single bowl Stainless Steel sink with side drainer, Tiled splash back, wall mounted Combi boiler, eye level wall mounted cupboards and low level cupboards with wood style worktops.



## Basement

11'5" x 10'1" (3.49 x 3.08)

## Bedroom One

11'5" x 10'2" (3.49 x 3.10)

One Radiator, One double glazed uPVC window front facing and a built in storage cupboard.

## Bedroom Two

11'6" x 10'6" (3.51 x 3.21)

One Radiator, One double glazed uPVC window rear facing, built in storage cupboard and access to the Bathroom.



## Bathroom

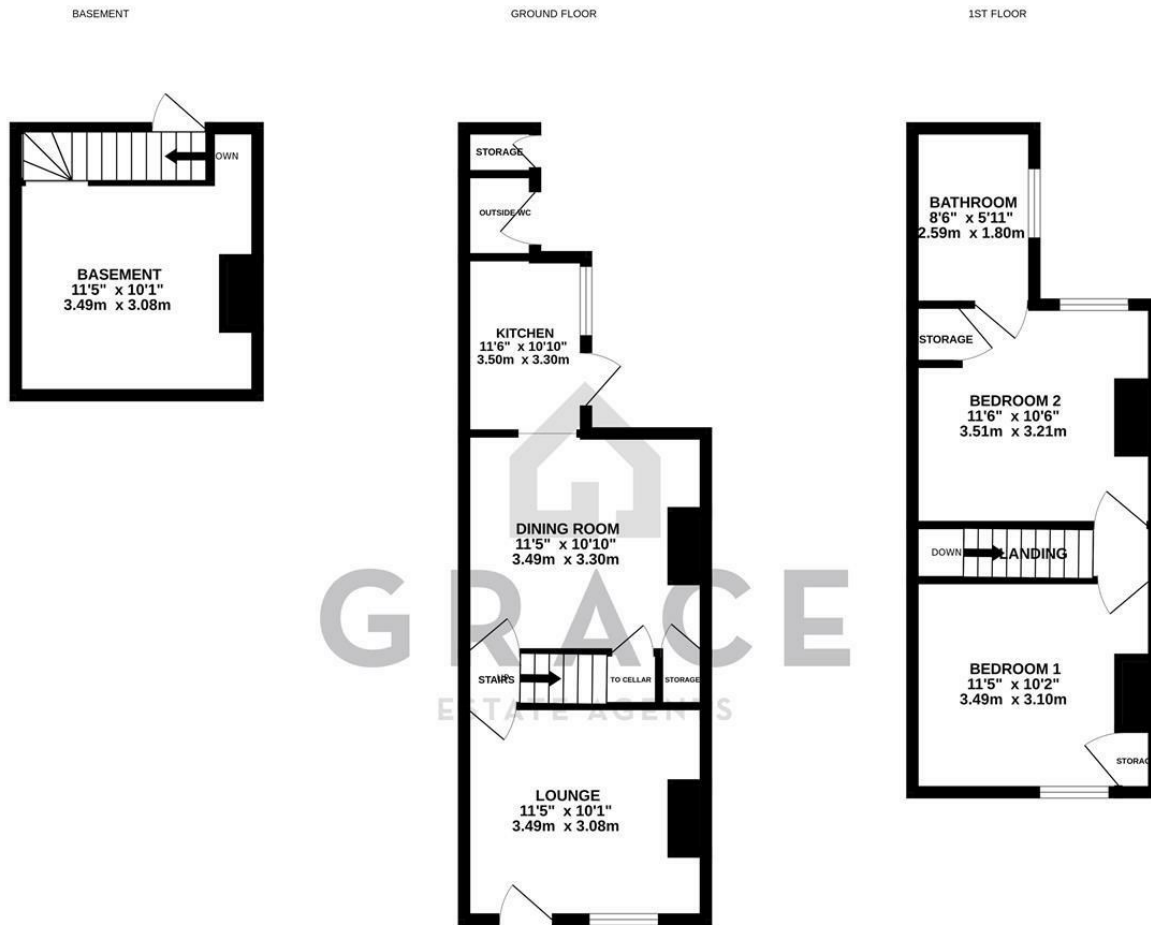
5'10" x 8'5" (1.8 x 2.59)

Wood style flooring, One towel radiator, wall mounted shower on riser rail with a mixer tap. Panel Bath with shower screen and Hot and Cold taps, low level WC, Wash hand basin, One double glazed uPVC window side facing and tiled wet area.

## Rear Garden

Fenced boundaries, Patio from back door leading to a lawned area, access to the outside WC and outside storage cupboard and a gate leading to side access for bins.





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 firm's 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 <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	