

Bulstrode Road, Ipswich,
£155,000

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GRACE ESTATE AGENTS are pleased to present this mid Terraced property located on Bulstrode Road in Ipswich, this delightful house presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

The location on Bulstrode Road is another highlight, providing easy access to local amenities, schools, and transport links, making it an ideal spot for those who value both tranquillity and connectivity.

In summary, this property combines comfort, practicality, and a prime location, making it a wonderful choice for anyone looking to settle in Ipswich. Don't miss the chance to make this house your new home.

Living Room

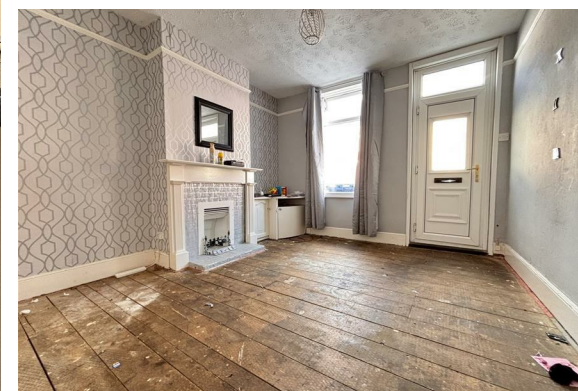
uPVC Double glazed window front facing, front door opening into Living room and One radiator.

Dining Room

uPVC Double glazed window rear facing, built in under stairs storage cupboard, One radiator and access to the kitchen.

Kitchen

uPVC Double glazed window side facing, wall mounted combi boiler, Single bowl stainless steel sink with side drainer and mixer tap, free standing electric oven with built in extractor fan above, wall mounted eye level and lower level matching cupboards with matching worktops, tiled flooring and tiled splash back.





Utility Room

uPVC Double glazed window side facing, tiled flooring and worktop with plumbing for washing machine underneath.

Cloakroom

Low level WC, hand wash basin with hot and cold taps and tiled flooring.

Master Bedroom

uPVC Double glazed window front facing, One radiator and built in storage cupboard.



Bedroom Two

uPVC Double glazed window rear facing, One radiator and access to the bathroom.

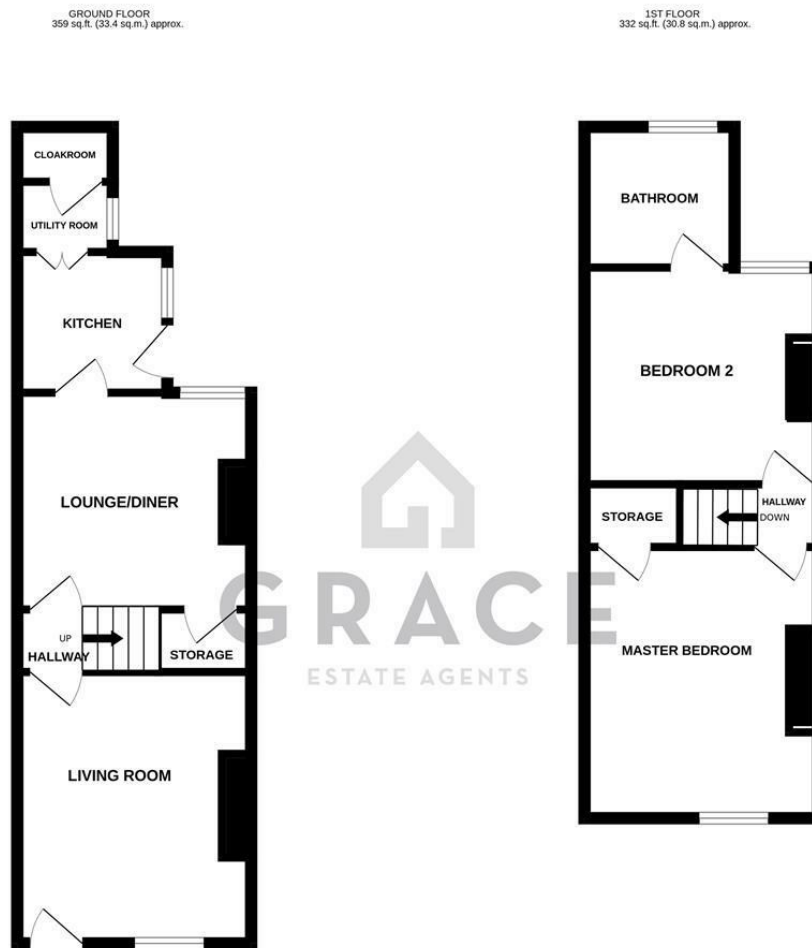
Bathroom

Tiled style flooring, uPVC Double glazed window rear facing, One towel radiator, Hand wash basin with mixer tap, panelled bath with mixer tap, electric shower with shower head attached to a riser rail and low level WC.

Rear Garden

Garden shed, Fenced boundaries, Patio leading from the rear door to the rear gate and side access for the property.





TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

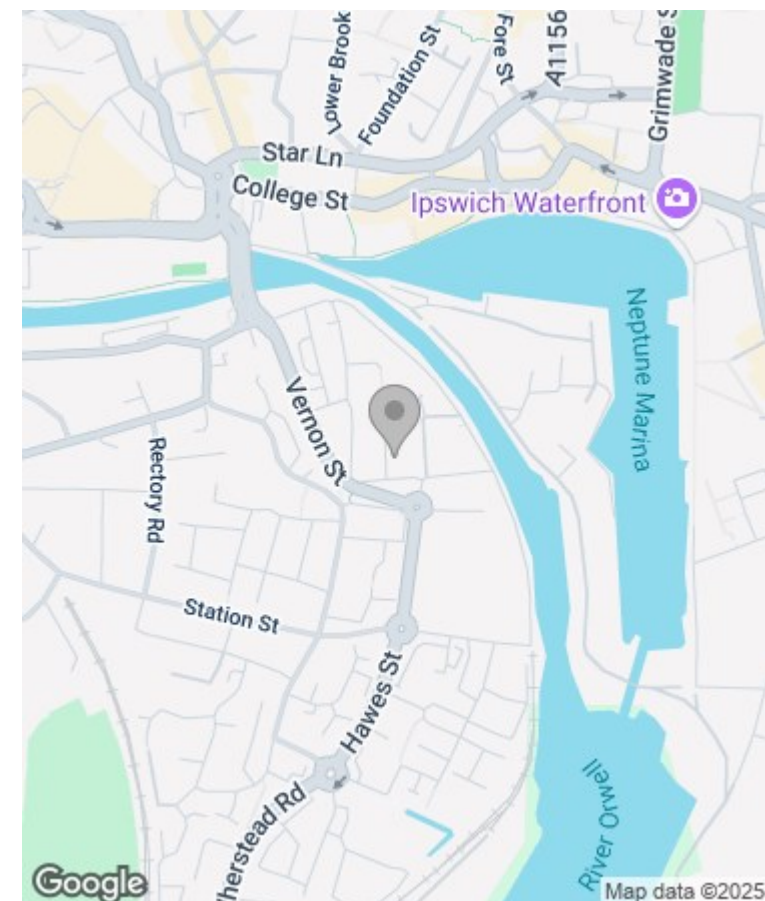
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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	