



Tennyson Road, Ipswich,  
£210,000



GRACE ESTATE AGENTS are delighted to present this three bedroom - mid terrace property located on Tennyson Road, Ipswich, this property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large inviting reception room provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity to enjoy life in Ipswich.

Do not miss the chance to make this charming mid-terrace house your new home.

### Lounge/Living Room

11'5" x 22'2" (3.48 x 6.77)

Two radiators, wood style flooring, access to the kitchen and first floor. Two boarded fire place's, double glazed window to front aspect and double glazed door to rear garden.

### Kitchen

6'11" x 12'3" (2.11 x 3.74)

Wood style flooring, tiled splash back, double glazed window to side aspect, range of matching eye level and base units and laminated work tops. Single built in oven with extractor fan above, single bowl stainless steel sink with side drainer. Wall mounted boiler, space of washing machine, dishwasher, space for fridge freezer and one radiator.







### **Bathroom**

6'6" x 9'2" (2 x 2.81)

One double glazed window to rear aspect, wall mounted sink with storage below. Tiled walls, low level WC, panelled bath with mixer tap and shower attachment, corner walk in shower with over head shower and shower on riser rail with a mixer tap. One radiator and access to the kitchen.

### **Master Bedroom**

10'0" x 11'5" (3.07 x 3.48)

Boarded fire place, double glazed window to front aspect and one radiator.

### **Bedroom Two**

11'2" x 9'3" (3.42 x 2.82)

Boarded fire place, double glazed window to rear aspect and one radiator.

### **Bedroom Three**

8'7" x 11'3" (2.62 x 3.45)

Double glazed window to rear aspect and one radiator.

### **First Floor Landing**

Access to the ground floor, master bedroom, bedroom two and bedroom three.

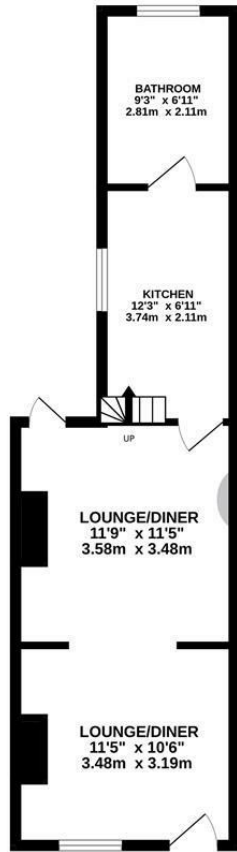
### **Rear Garden**

Patio from the rear of the property leading to a lawned area, fenced boundaries and a wooden garden shed.

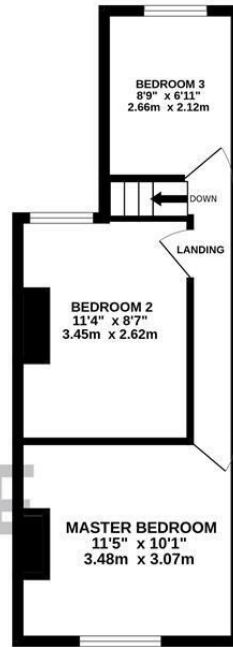




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

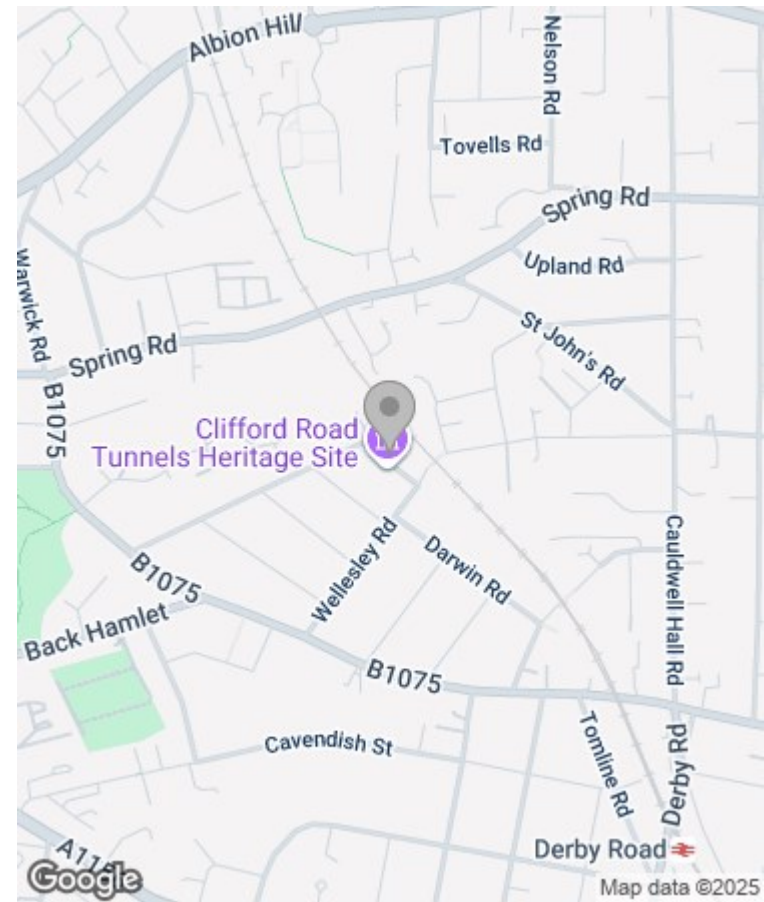


1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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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			
		66	85
<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) 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			
<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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