



Levington Road, Ipswich,  
£230,000

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GRACE ESTATE AGENTS are delighted to present this Three bedroom, semi detached house located on Levington Road in Ipswich. The property boasts three well-proportioned bedrooms, the inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

There is parking available for two vehicles, you will find it easy to accommodate guests or manage your own transport needs.

This property is situated in a desirable area, offering a blend of tranquillity and accessibility. Local amenities, schools, and parks are within easy reach, making it an ideal location for those seeking a balanced lifestyle.

In summary, this semi-detached house on Levington Road is a wonderful opportunity for anyone who is willing to renovate the property and turn it into a perfect family home.

### Entrance Hall

Porch leading into entrance hall, one radiator and access to lounge/diner and first floor.

### Lounge/Diner

10'5" x 22'5" (3.19 x 6.84)

Two radiators, two electric heaters, one double glazed window to rear aspect and double glazed bay windows to front aspect.

### Kitchen

8'4" x 16'2" (2.55 x 4.94)

One radiator, double glazed window to side aspect, double glazed window to rear aspect, single built in oven. Matching eye level and base units, single built in sink with side drainer and mixer tap. Space for fridge, washing machine and dryer. Access to under stairs cupboard and door to rear garden







### **First Floor Landing**

Access to master bedroom, bedroom two, bedroom three, bathroom and storage cupboard.

### **Master Bedroom**

13'10" x 10'11" (4.22 x 3.33)

One radiator, double glazed window to front aspect and double glazed bay windows to front aspect.

### **Bedroom Two**

8'5" x 11'5" (2.57 x 3.50)

One radiator, storage cupboard and double glazed window to rear aspect.

### **Bedroom Three**

8'5" x 8'8" (2.58 x 2.66)

One radiator, double glazed window to rear aspect.

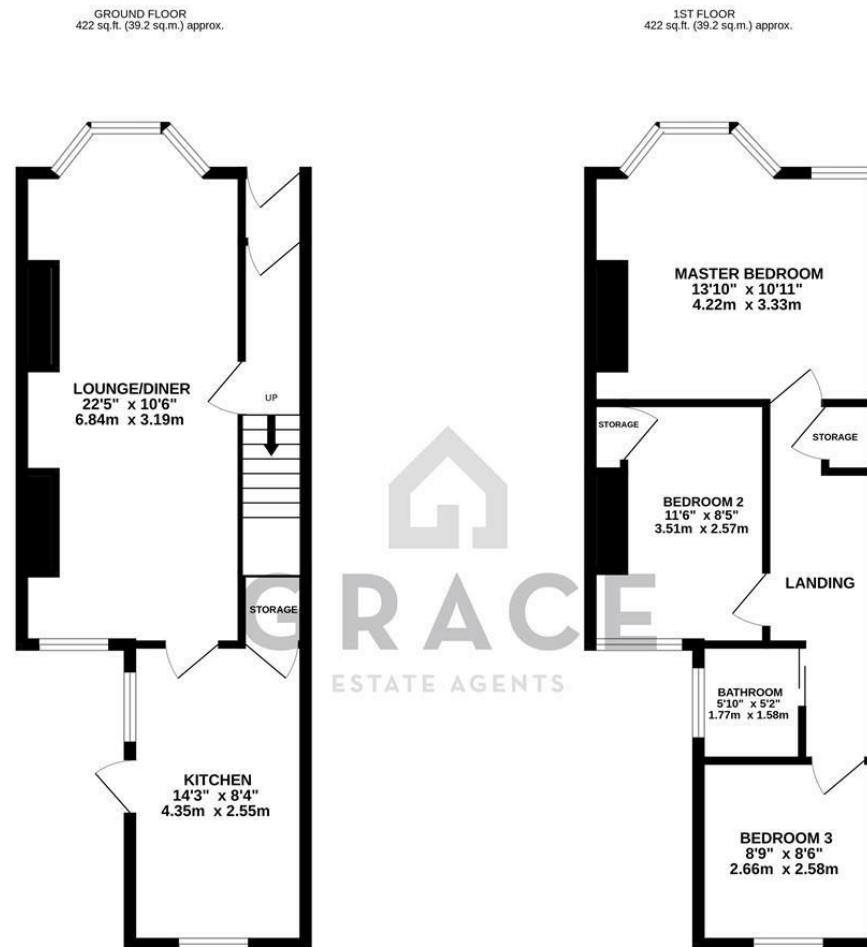
### **Bathroom**

One radiator, double glazed window to side aspect, low level WC, hand wash basin and panelled bath.



### **Rear Garden**

Patio leading from the rear of the property to a lawned area, fenced boundaries, two garden sheds and a green house. Side access to the front of the property.

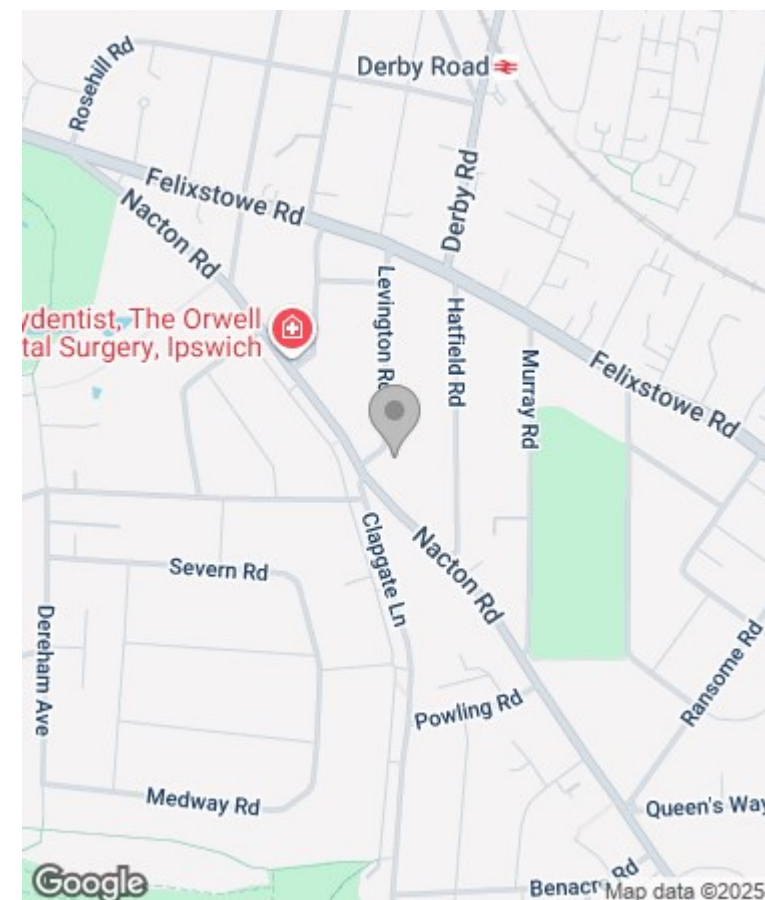


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(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	80

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	