



GRACE ESTATE AGENTS are delighted to present this charming three bedroom mid-terrace property located on Rosehill Road in Ipswich, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1896, the property boasts a rich history while providing ample space for contemporary family life. Spanning an impressive 1,076 square feet, this home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office. The bathroom is conveniently located on the ground floor, ensuring ease of access for all residents.

Outside, the property benefits from parking for one vehicle, a valuable asset in this desirable area. The location on Rosehill Road offers a peaceful residential setting while remaining close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

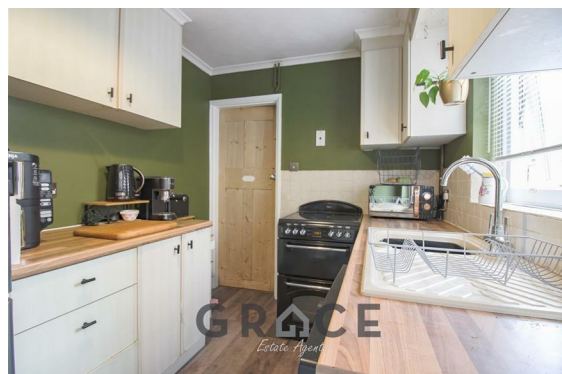
The rear garden has huge potential (approx. 125 feet), the previous owner purchased land at the very bottom of the garden which would be ideal for an outbuilding. This is a very unique feature of the property, which a lot of mid-terrace houses do not usually offer.

This charming home is a wonderful opportunity for those looking to settle in a vibrant community with a rich heritage. With its blend of period features and practical living space, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Dining Room

11'3" x 11'0" (3.43 x 3.36)

Radiator, double glazed window to front aspect and wood style flooring.





Lounge

10'10" x 11'3" (3.32 x 3.45)

Radiator, double glazed window to rear aspect, fireplace with electric log burner and access to the kitchen and basement.

Cellar

10'6" x 11'3" (3.21 x 3.45)

Double glazed window to front aspect and access to ground floor.

Kitchen

7'1" x 10'4" (2.17 x 3.15)

Radiator, wood style flooring, double glazed window to side aspect, matching eye level and base units and space for washing machine and oven. Single bowl sink with mixer tap, space for fridge freezer and access to the bathroom.



Bathroom

6'9" x 6'8" (2.06 x 2.04)

Radiator, low level WC, double glazed window to rear aspect and tiled flooring. Hand wash basin, panelled bath with shower on riser rail and shower screen.

Bedroom One

12'11" x 10'11" (3.94 x 3.33)

Radiator, double glazed window to front aspect and storage cupboard.

Bedroom Two

12'11" x 11'0" (3.94 x 3.37)

Double glazed window to rear aspect, access to bedroom three, built in storage and radiator.

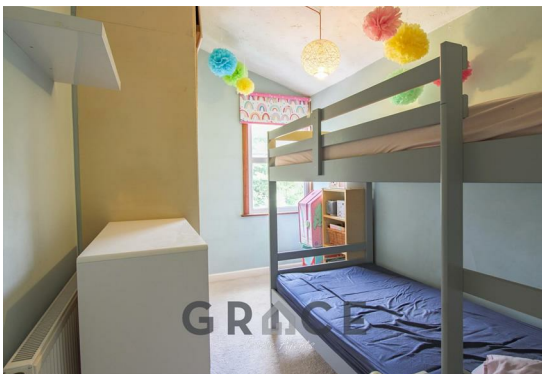
Bedroom Three

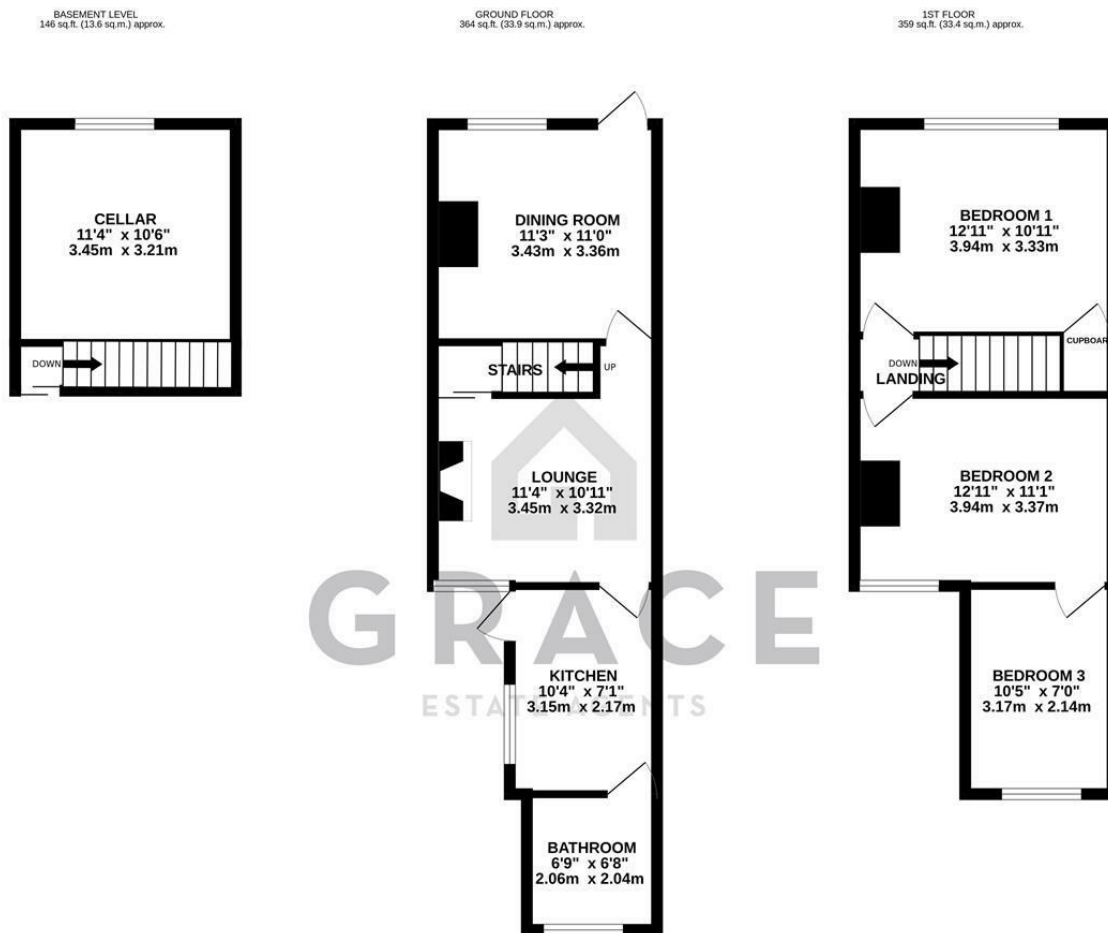
7'0" x 10'4" (2.14 x 3.17)

Double glazed window to rear aspect, built in storage and radiator.

Rear Garden

Patio area from the rear of the property leading to a wooden walk way, wooden garden shed, fenced boundaries and side access to the front of the property. Large space for out building at the very end of the rear garden.





TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.

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