



Pearce Road, Ipswich, Suffolk
£180,000

GRACE ESTATE AGENTS are delighted to present this two bed Mid-terrace house on the charming Pearce Road in Ipswich, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

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 homely feel throughout.

The property features a well-appointed bathroom, ensuring convenience for daily routines. The kitchen area, offers ample space for culinary endeavours, making it a delightful spot for preparing meals.

The outdoor space, provides a lovely garden area, ideal for enjoying the fresh air or hosting summer barbecues. The location on Pearce Road is particularly advantageous, as it offers easy access to local amenities, schools, the local hospital and transport links, making it a practical choice for everyday living.

Lounge

10'11" x 10'4" (3.35 x 3.15)

Double glazed window to front aspect, radiator and electric fire.

Dining area

10'11" x 9'8" (3.35 x 2.95)

Radiator, double glazed door and window to rear aspect, storage cupboard, access to the kitchen and stairs to the first floor.





Kitchen

9'11" x 5'1" (3.04 x 1.57)

Double glazed window to side aspect, matching base and wall units with work top over and tiled splash back. Space for Single oven, space for fridge, space for freezer and single bowl sink with side drainer and mixer tap.

Bathroom

Low level WC, heated towel rail, hand wash basin with mixer tap, panelled bath with shower screen and wall mounted shower. Double glazed window to side aspect, tiled splash back and wood style flooring.



Bedroom Two

9'8" x 8'6" (2.97 x 2.60)

Double glazed window to rear aspect, radiator and storage cupboard.

Bedroom One

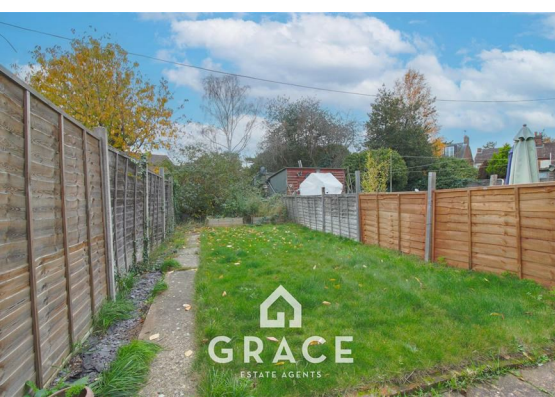
10'11" x 9'8" (3.35 x 2.97)

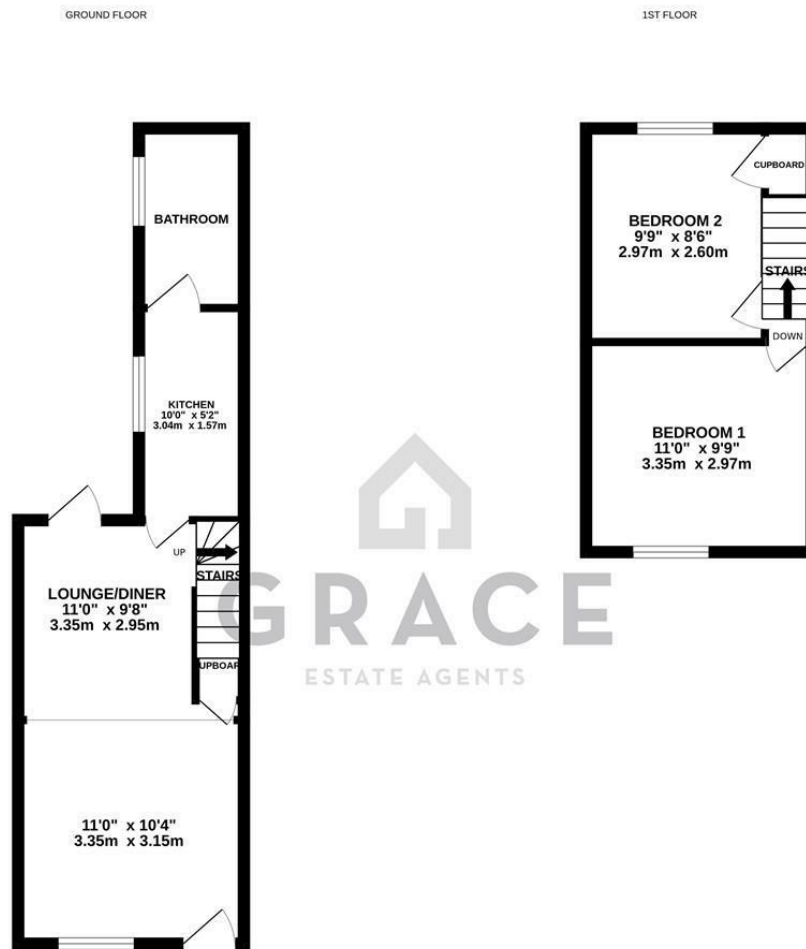
Double glazed window to front aspect and radiator



Rear Garden

Fenced boundaries, patio area leading to a lawned area and side access to the front of the property.



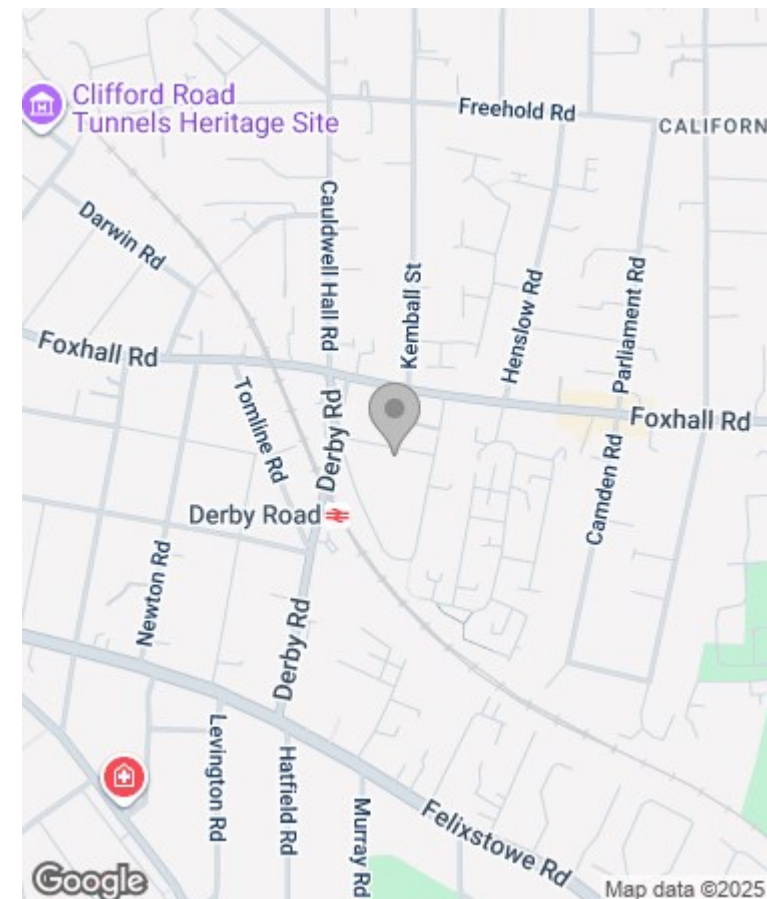


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	88

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	