



Surbiton Road, Ipswich,
£220,000

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GRACE ESTATE AGENTS are delighted to present this extended two bedroom terrace house located in Surbiton Road in Ipswich, this delightful end terrace house offers a perfect blend of period character and modern convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a comfortable space to call home.

The house boasts three inviting reception rooms, providing ample space for relaxation, entertaining, or even a home office. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout. The two bathrooms add to the convenience of this home, ensuring that morning routines run smoothly.

The property is set within a desirable location, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who commute or enjoy the vibrant community of Ipswich. Additionally, the house features parking for two vehicles, a valuable asset in an area that off road parking isn't normally available.

With its period charm and modern features, this end terrace house on Surbiton Road presents a wonderful opportunity for anyone looking to settle in a lovely neighbourhood. Don't miss the chance to make this charming property your new home.

Lounge

10'9" x 9'8" (3.29 x 2.97)

Radiator, fire place with tiled hearth and double glazed window to front aspect.

Dining Room

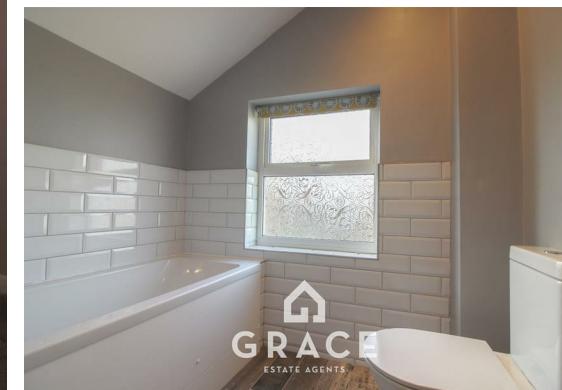
12'5" x 10'11" (3.81 x 3.34)

Radiator, double glazed door to rear aspect, log burner with tiled hearth and an opening to the kitchen.





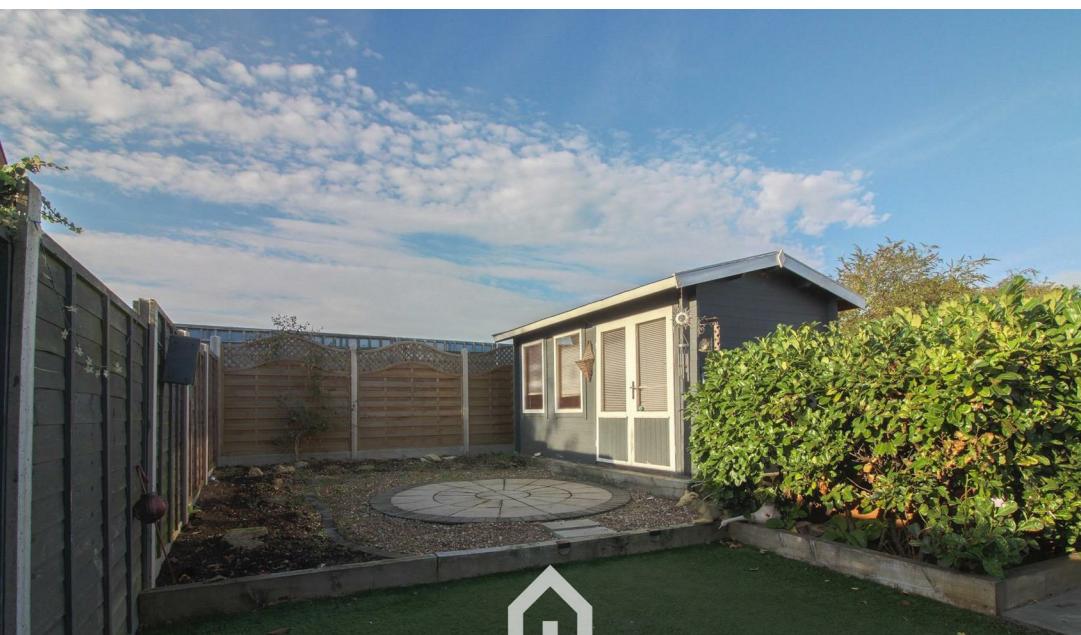
Kitchen
9'10" x 6'8" (3 x 2.04)
Tiled flooring, tiled splash back, single bowl sink with side drainer and mixer tap. Window to rear aspect, integrated oven with extractor over, integrated dishwasher, space for fridge freezer and washer. Matching eye level and base units with worktops over.



Family Room
10'8" x 8'6" (3.26 x 2.60)
Double glazed french doors to rear aspect and radiator.



Shower Room
9'6" x 6'5" (2.90 x 1.98)
Heated towel rail, two double glazed windows to rear aspect, low level WC, hand wash basin and walk in shower with electric shower on riser rail and tiled splashback.



Master Bedroom
10'11" x 10'0" (3.34 x 3.05)
Built in storage cupboard, radiator, double glazed to rear aspect and built in wardrobes.

Ensuite/First floor bathroom
6'8" x 5'9" (2.04 x 1.76)
Panelled bath with mixer tap, tiled splash back, hand wash basin, radiator, low level WC and double glazed window to rear aspect.



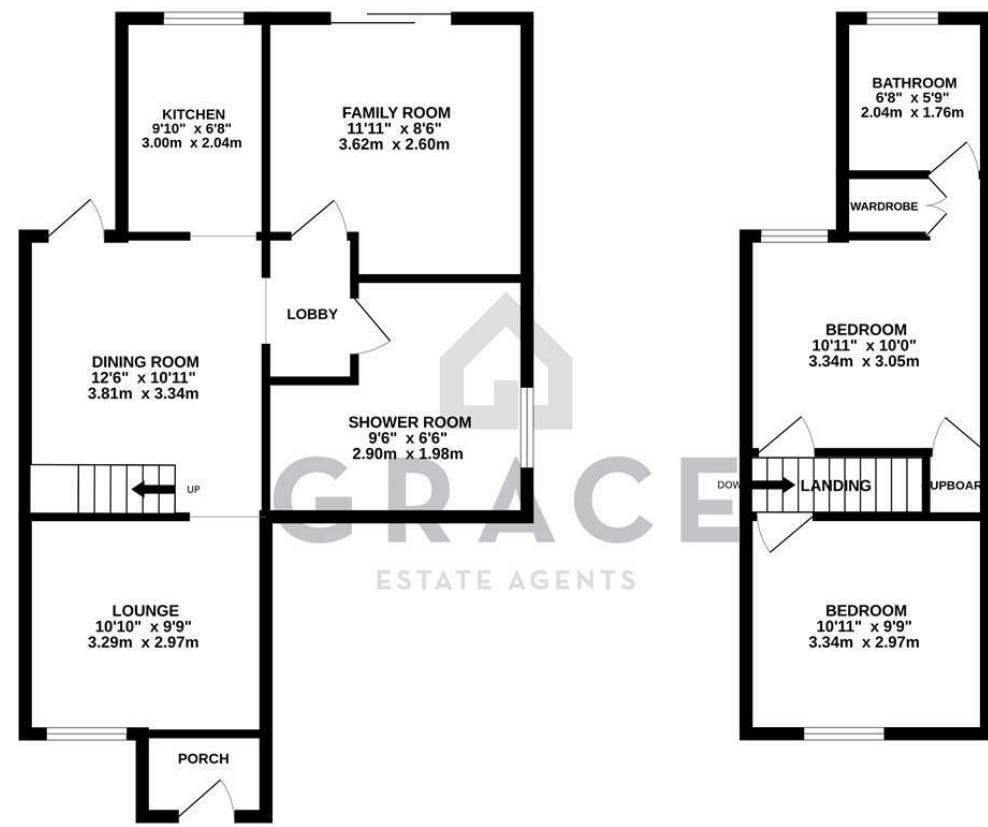
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Second Bedroom
10'11" x 9'8" (3.34 x 2.97)
Double glazed window to front aspect, radiator and access to the loft.

Rear Garden
Landscaped rear garden, patio area leading to a raised patio area which follows onto an artificial grass area. Shingle area with patio leading to the summer house which has power supply. Side access to the front of the property.

Front Garden
Off road parking for two cars and side access to the rear garden.

EPC
Please ask marketing agent.

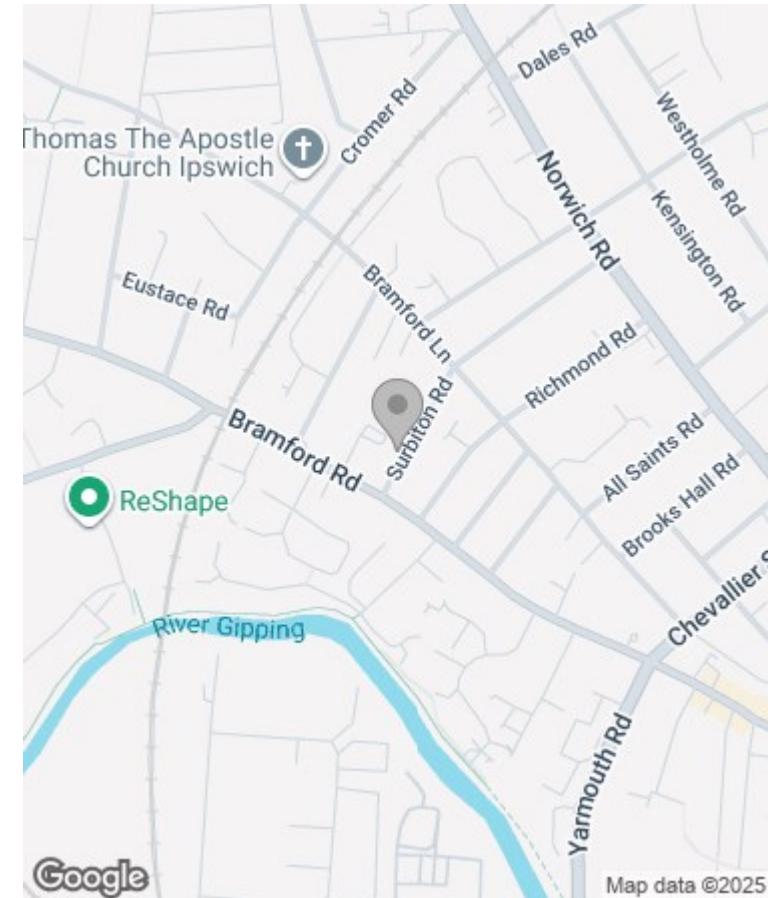


TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.
 Whilst every effort is made to ensure the accuracy of the measurements, dimensions, areas and other details contained within these particulars, no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes 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	73
(81-91)	B	55
(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	

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	