





**Portland Way, Ipswich,
£235,000**

 2  2  1  B

GRACE ESTATE AGENTS are delighted to present this two bedroom semi-detached property located in the charming area of Great Blakenham, Ipswich, this delightful new build house on Portland Way offers a perfect blend of modern living and comfort. This property was previously a show home, meaning the property is finished to a high specification.

- Two Bedroom Semi Detached Property
- High Specification Property

The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for a small family or for those seeking a guest room or home office. The property also includes two bathrooms, providing convenience and privacy for all occupants.

The property offers parking for up to two vehicles, which is a rare find in many new builds. This added benefit enhances the practicality of the property, making it an excellent choice for those with multiple cars or visitors.

Situated in a peaceful neighbourhood, this house offers a wonderful opportunity to enjoy a tranquil lifestyle while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a fantastic opportunity to own a modern home in a desirable location. Do not miss the chance to make this lovely house your new home.

Guide price £235,000

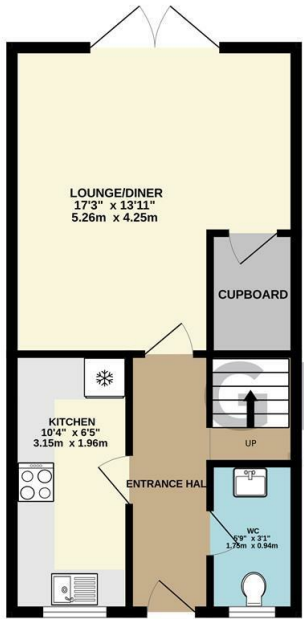
Viewing

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.

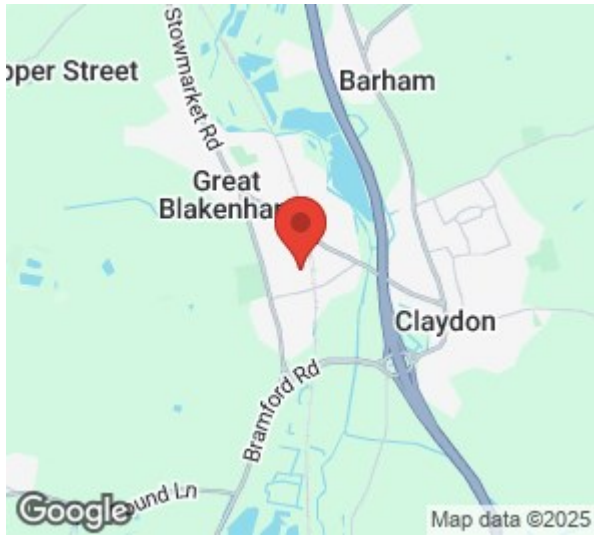
- Desirable Location
- Master Bedroom With Ensuite
- Downstairs Cloakroom And First Floor Bathroom
- Previous Show Home Property
- Spacious Living/Dining Room
- Perfect First Time Buyer Home
- Easily Accessible Transport Links to A14



GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	82	
(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	

TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 misstatement. 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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