



286



**GRACE**

ESTATE AGENTS

Wherstead Road, Ipswich,  
£220,000

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GRACE ESTATE AGENTS are delighted to present this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideally situated within walking distance of Ipswich Marina and the town centre.

The ground floor features two generous reception rooms, providing flexible living and entertaining space, alongside a convenient downstairs cloakroom. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a large rear garden, perfect for outdoor dining, gardening, or family use.

Ideally located, the property offers easy access to a range of local amenities, as well as excellent transport links, making it a great choice for commuters and families alike.

### Lounge

12'7" x 11'7" (3.85m x 3.54m)

Double glazed window to front aspect, wood style flooring and radiator.

### Dinning Room

11'8" x 9'11" (3.57 x 3.04)

Double glazed window to side and rear aspect. Wood style flooring and radiator.

### Kitchen

Matching eye level and base units with work tops over. Space for washing machine, fridge freezer and single oven. Single bowl sink with side drainer and mixer tap. Tiled splashback, double glazed window to side and rear aspect. Access to the rear garden and Cloakroom.

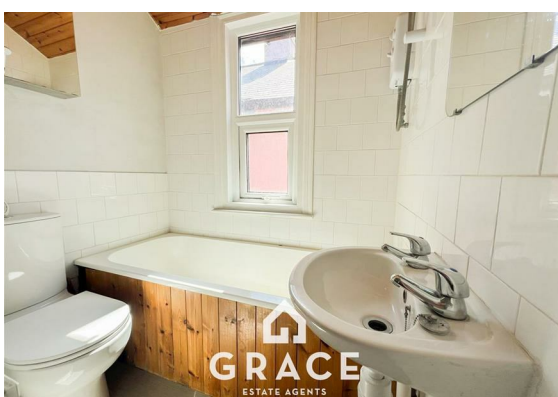
### Cloakroom

Low level WC and hand wash basin.

### Master Bedroom

11'7" x 10'5" (3.54 x 3.20)

Two double glazed windows to front aspect and radiator.





### **Bedroom Two**

10'10" x 9'10" (3.32 x 3.02)

Double glazed window to rear aspect and radiator.

### **Bedroom Three**

10'5" x 8'0" (3.20 x 2.44)

Double glazed window to rear aspect and radiator.

### **Bathroom**

4'2" x 7'3" (1.28 x 2.22)

Panelled bath with electric shower on riser rail, low level WC, hand wash basin, heated towel rail, tiled splashback and double glazed window to side aspect.

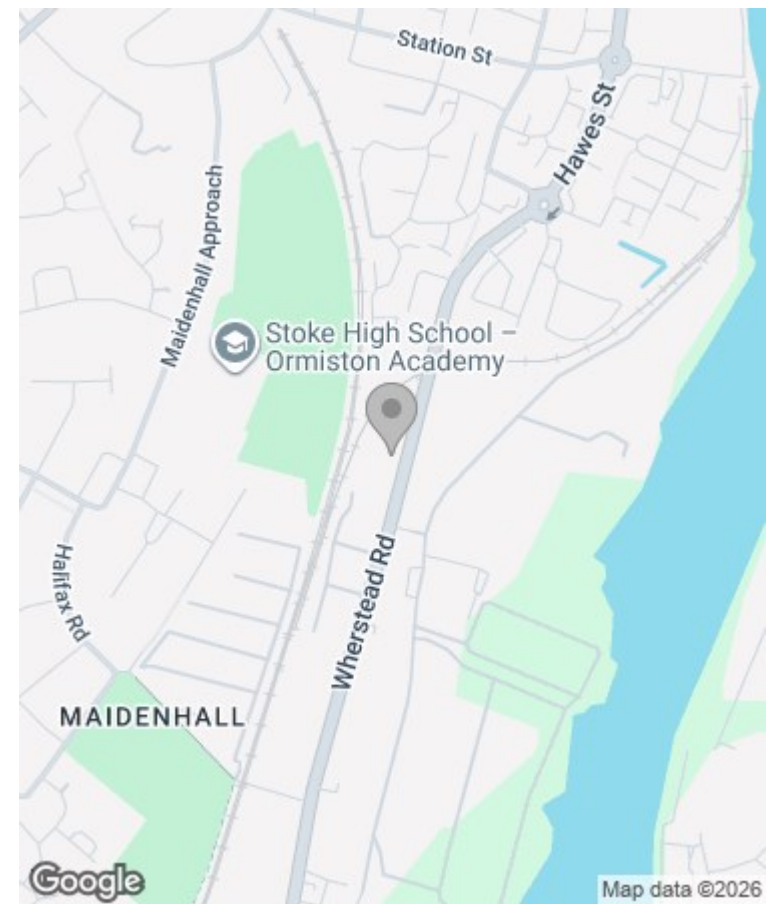
### **Rear Garden**

Paved area leading to lawn and fenced boundaries.



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TOTAL FLOOR AREA: 905 sq.ft. (84.1 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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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			
			85
		60	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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