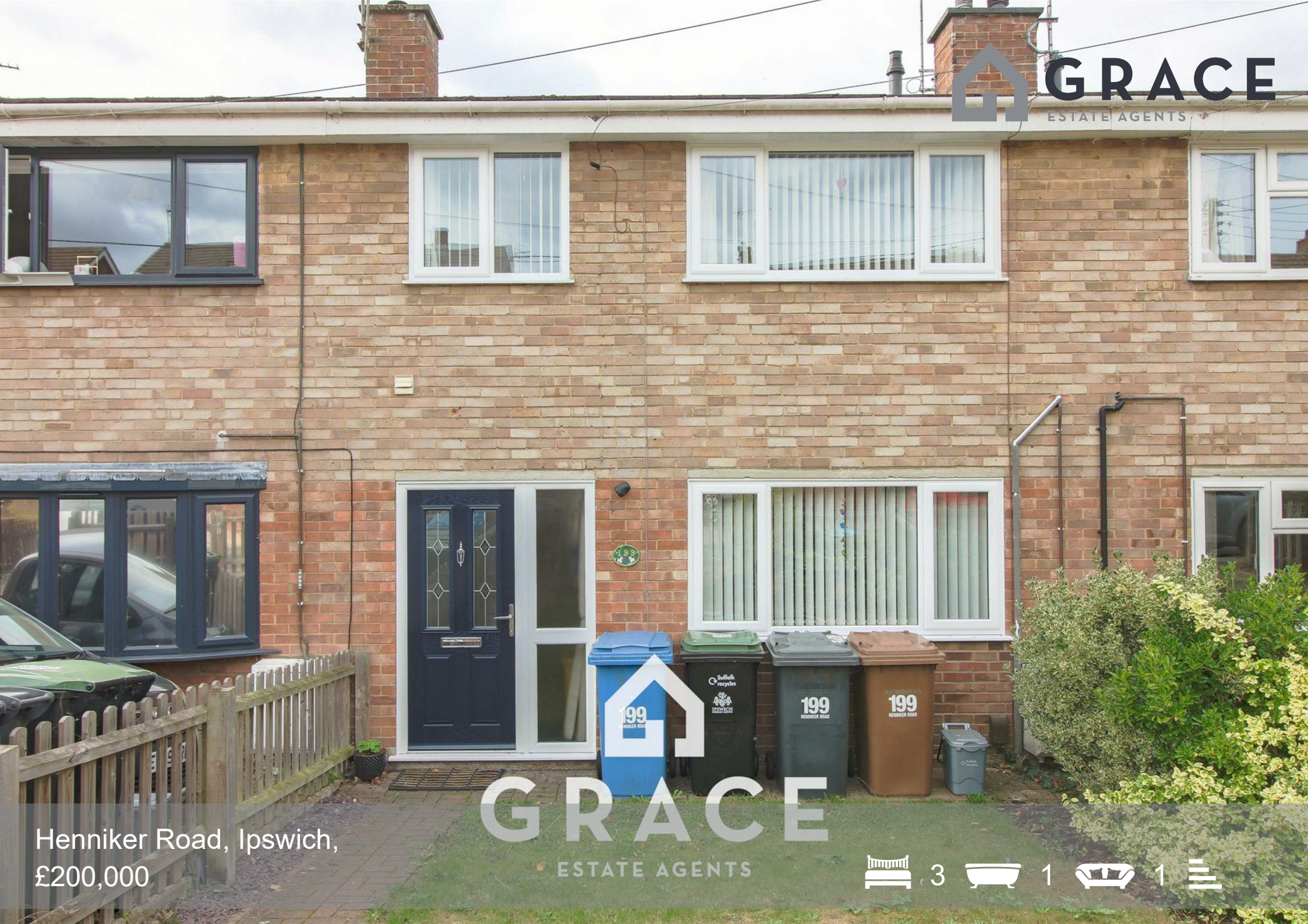




GRACE
ESTATE AGENTS



Henniker Road, Ipswich,
£200,000

GRACE
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GRACE ESTATE AGENTS are delighted to present this three-bedroom mid-terraced home, situated within a short walk of local shops and amenities, with good transport links nearby.

The property is presented to a high standard throughout and offers well-proportioned accommodation. The ground floor comprises a spacious living room, a modern open-plan kitchen/diner with ample space for dining, and a bathroom.

Upstairs, there are three well-sized bedrooms, two of which are generous double bedrooms, providing comfortable and versatile accommodation.

Externally, the property benefits from a detached single garage, providing secure parking and additional storage.

A well-presented home offering spacious accommodation in a convenient location, ideal for families, first-time buyers or investors.

Entrance Hall

Double glazed window and Upvc door to front aspect. Radiator, access to bathroom, living room, storage cupboard and stairs to the first floor.

Lounge

13'6" x 11'0" (4.12m x 3.37m)
Double glazed window to front aspect, radiator, wood style flooring and access to the kitchen/diner.

Kitchen Area

11'1" x 8'9" (3.38m x 2.67m)
Double glazed window to rear aspect, double glazed French doors to rear aspect, radiator, tiled effect flooring, panelled splash back, matching eye level and base units with worktops over. Kitchen island, space for dishwasher, washing machine, tumble dryer, fridge and freezer. Single oven with hob and extractor fan over. Ceramic sink with stainless steel tap.

Dining Area

11'1" x 7'11" (3.38m x 2.43m)





Family Bathroom

8'0" x 5'10" (2.44m x 1.78m)

Double glazed window to rear aspect, radiator, low level WC, hand wash basin, panelled bath with shower on riser rail, tiled walls and wood effect flooring

Master Bedroom

15'7" x 9'5" (4.77m x 2.89m)

Double glazed window to front aspect, radiator and fitted wardrobe with sliding mirrored doors.



Bedroom Two

11'3" x 8'4" (3.45m x 2.56m)

Double glazed window to rear aspect, radiator.

Bedroom Three

8'7" x 8'0" (2.62m x 2.44m)

Double glazed window to rear aspect and radiator.

External

Rear - Split level Patio from the rear of the property leading to a lawned area, access to the garage rear of garage and fenced boundaries.



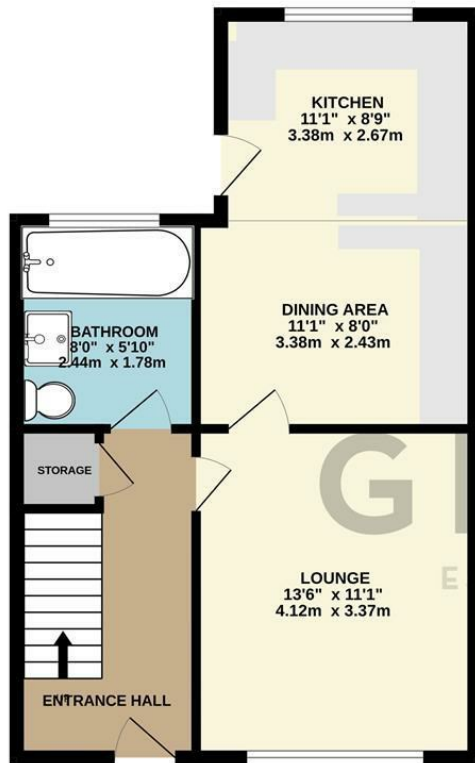
Front - Pathway leading to the property, lawned area, fenced boundaries.

EPC

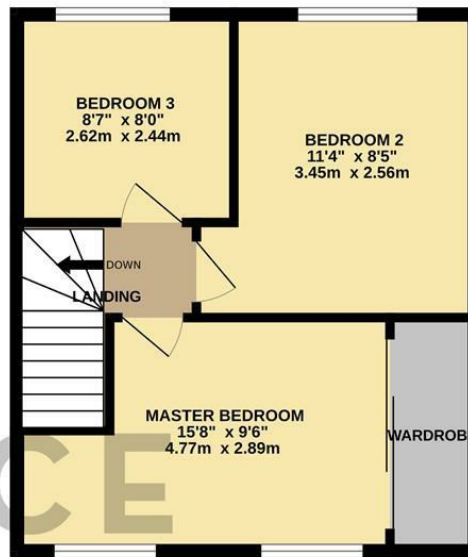
Please ask the marketing agent for EPC details.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

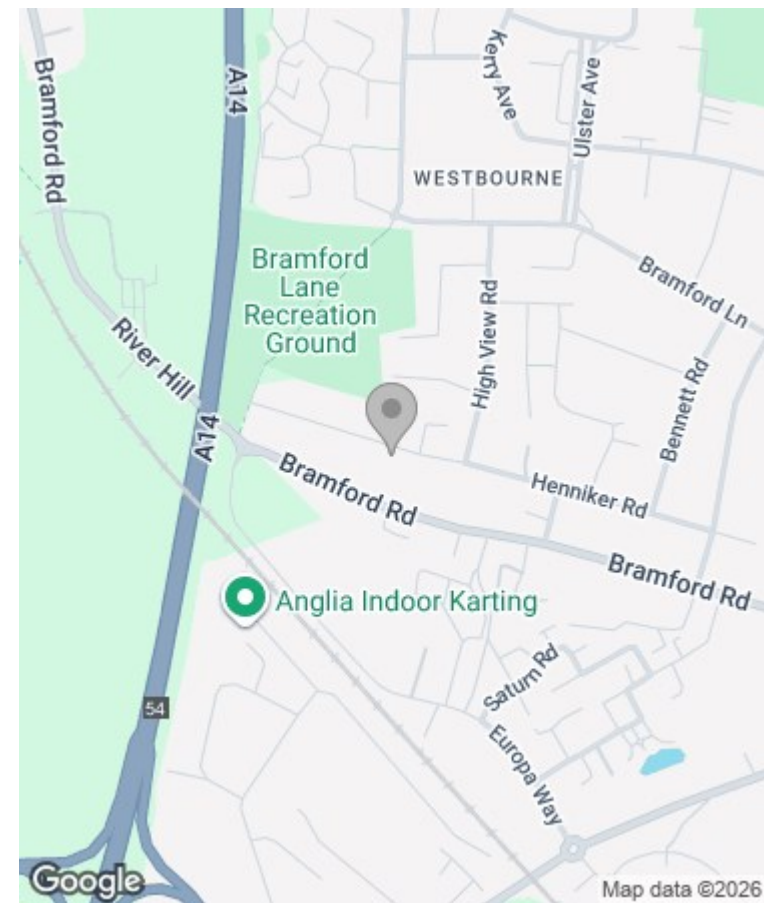


1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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		
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	

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.