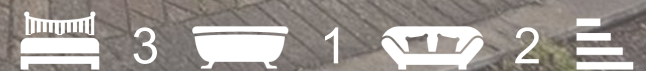




Ancaster Road, Ipswich,  
£310,000

**GRACE**  
*Estate Agents*





- **Three Bedroom, Detached Bungalow**
  - **NO ONWARD CHAIN**
- **Modernisation/Renovation Project**
  - **New Roof Fitted in 2003**
- **Rear and Front Garden, laid to Lawn and Patio**
- **Generously Sized Reception Rooms**
- **Gas Fired Central Heating with Back-Up Immersion Heater**
  - **Master Bedroom with Built-In Wardrobes**
- **Large Plot with Off-Road Parking**
  - **Ample Rear Outbuilding**



GRACE ESTATE AGENTS are proud to be presenting this Three Bedroom, Detached Bungalow situated on Ancaster Road in the South of Ipswich. An amazing opportunity to purchase with NO ONWARD CHAIN and obtain a modernisation project!

## PROPERTY

This substantial Three Bedroom Detached Bungalow, located to the South of Ipswich Town Centre, is an EXCLUSIVE opportunity for a Modernisation Renovation Project with NO ONWARD CHAIN. Currently displaying 1970's interior design, this property offers a huge amount of potential to create your next family home, completely to your taste.

The exterior condition of the property has been well looked after with replacement windows, a new roof in 2003, a new Gas Central Heating Boiler fitted within the last 6 years, and a re-surfaced lawn. The interior also displays a well looked after home, with good quality carpets in the Bedrooms, Hallway and Living Room. There is an family Bathroom, with a WC, Basin and Bath with an overhead Shower.

The garden offers a multi-level design with steps up to the Lawn, some Patio areas on both levels and an Outbuilding suitable for conversion into a Summerhouse, Games Room or just for outdoor Storage. There is a single Garage in the Front Garden, with a sloped Driveway and Separate, Purpose Built Parking Space.







## LOCATION

Tucked away down a small lane, between Hawthorn Drive and Belstead Road, this property is situated perfectly for peaceful living, with the benefit of easy access to the Town Centre and plenty of local amenities. The Train Station is just an 8 minute walk from the house, and a 2 minute drive. Local amenities nearby include a Pharmacy, Post Office, Co-Op Daily Supermarket, Takeaway Shops, ASDA Supermarket, Primary School and High Schools - all within a 10 - 15 minute drive or less.

## ENTRANCE HALL

Carpeted, with doors to all other rooms - three bedrooms, bathroom and living spaces. UPVC Front Door, wall-mounted radiator.

## LIVING ROOM

Wrap-around style Living Room, joined to the Dining Room, which then feeds into the Kitchen. Cream carpet with built-in, stone effect mantle piece with harth, shelving and Gas Fire.

## DINING ROOM

Situated at the rear of the property, the dining area offers two Double Glazed Windows looking to the Rear Garden, it offers open plan access to the Living Room and the Kitchen. Stick down Square Tiles, wall mounted radiator.

## KITCHEN

1970s Style cream Kitchen with Wall and Base Units, eye-level Oven, counter top Hob, space for under-the-counter Fridge, Freezer and Washing Machine. Tiled flooring and walls. Wall Mounted Radiator. Storage, airing cupboard with Hot Water Tank, UPVC Door to Side Elevation with access to Front and Rear Gardens

## BATHROOM

Three Piece Suite - Bath, Basin and WC. Brown coloured suite with Tiled Walls and Carpeted floor, one Double Glazed Window.

## BEDROOM ONE

Double Bedroom with Mirrored, Built-In Wardrobes, Carpeted Floor, 1 Double Glazed Window to Front Elevation, Wall Mounted Radiator

## BEDROOM TWO

Double Bedroom, Carpeted Floor, 1 Double Glazed Window to Front Elevation, Wall Mounted Radiator

## BEDROOM THREE

Single Bedroom with Built-In Storage, Carpeted Floor, 1 Double Glazed Window to Side Elevation, Wall Mounted Radiator



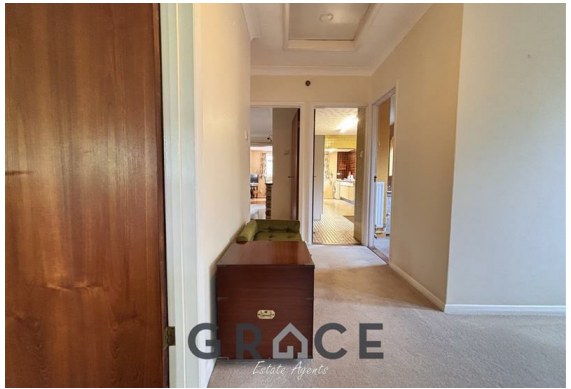


**REAR GARDEN**

Laid to Patio & Concrete outside back door (from Kitchen), steps up to slabbed area and lawn, with slabbed path up to Rear Outbuilding. UPVC French Doors and Window in Outbuilding, with Awning to roll out over the rear section of the lawn. Access to Front Garden down the side of the house.

**FRONT GARDEN**

Laid to Lawn with block paved Driveway up to Single Garage. Purpose Built Parking Space with Brick Surround. Shrubby and Greenery lining the garden.

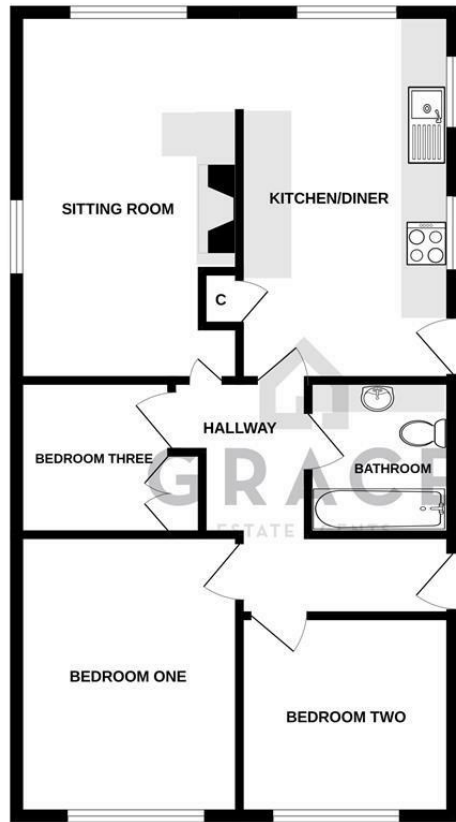








# GROUND FLOOR

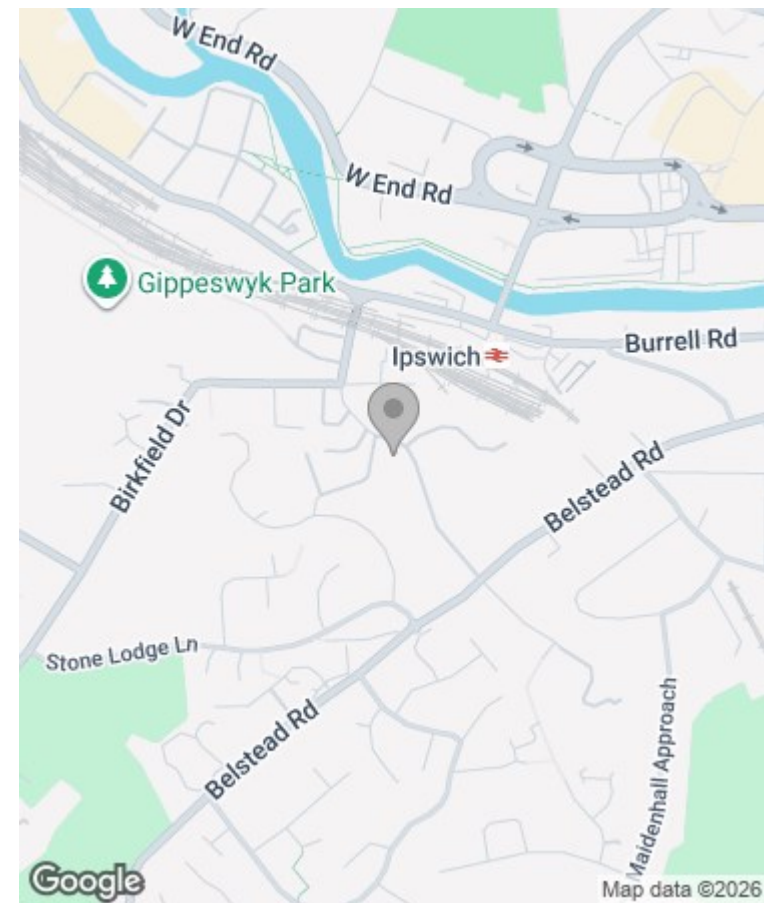


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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		
(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 <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		
England & Wales	EU Directive 2002/91/EC	