



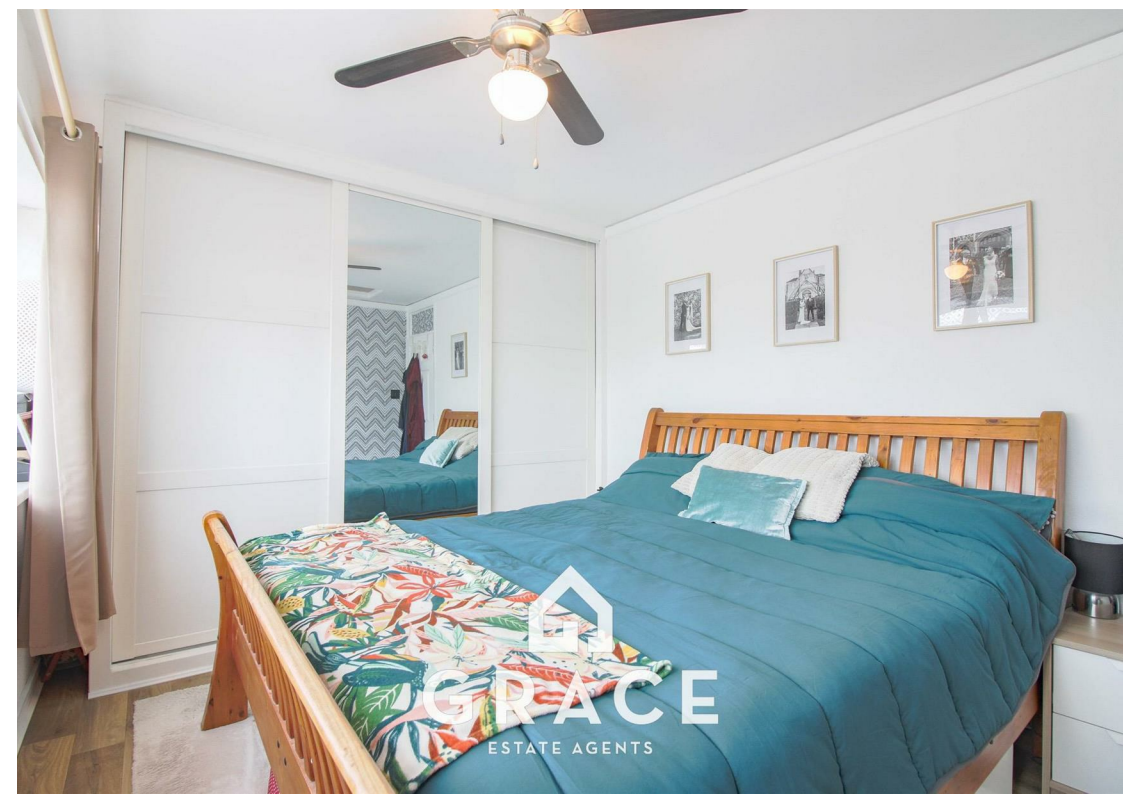
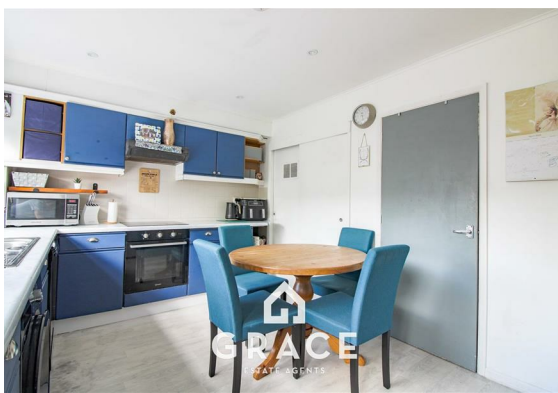
Waveney Road, Ipswich,
£200,000

Set on the western side of Ipswich with easy links to the A14, this attractive three-bedroom terraced home is well suited to family living. It comes to the market with a garage positioned in a rear block, parking directly in front of it, and potential to add off-street parking at the front of the house. Additional features include double glazing throughout and a private garden to the rear. Viewing inside is highly recommended to fully appreciate the space, which includes an entrance hallway, a generous living room, and a kitchen with space for dining on the ground floor. Upstairs, there are three bedrooms and a family bathroom, while the loft has been adapted to provide a useful extra area.

As the county town of Suffolk, Ipswich blends its rich past with more contemporary surroundings, particularly around its lively waterfront and central areas. You'll find historic streets and period buildings alongside modern developments, including the revitalised docks, a range of eateries, arts venues, and the university campus by the water. The town plays a key role in the local economy, with strong links to commerce, education, and culture, and benefits from good transport connections—London can be reached by train in around 75 minutes, and the Port of Felixstowe is nearby. Residents have access to a wide selection of amenities, including schools, retail options, medical and dental services, a hospital, theatres, and green spaces such as Orwell Country Park and Christchurch Park, as well as various leisure facilities.

Lounge
13'10" x 18'9" (4.22 x 5.74)

A well-proportioned main reception room featuring a large front-facing double-glazed window, staircase to the upper floor, tailored storage beneath the stairs, laminate flooring, and an electric radiator.






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Kitchen/Diner

9'8" x 13'11" (2.97 x 4.25)

Located at the rear with both a window and door leading outside. The room is fitted with a variety of wall and base units, work surfaces, and a sink with drainer, complemented by tiled splash areas. Appliances include an integrated induction hob, oven, and extractor fan. Additional features include underfloor heating, a pantry cupboard, and further storage. There is allocated space for a washing machine, dishwasher, and a tall fridge/freezer.




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Master Bedroom

12'2" x 10'2" (3.71 x 3.1)

Front-facing double-glazed window, built-in wardrobe, and electric radiator.

Bedroom Two

12'8" x 8'8" (3.88 x 2.66)

Positioned at the rear with a double-glazed window, built-in wardrobe, and electric radiator.

Bedroom Three

7'10" x 7'6" (2.41 x 2.29)

Notable for its vaulted ceiling and window, along with a fitted wardrobe and electric radiator.




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Family Bathroom

10'7" x 4'11" (3.23 x 1.52)

Includes a frosted rear-facing window and is fitted with a bath incorporating a shower and screen, a vanity basin with storage below, WC, and a heated towel rail.

Loft Room

7'7" x 3'11" (2.32 x 1.21)

Includes a front-facing window and offers additional flexible space.

Rear Garden & Parking

The garden is enclosed by fencing for privacy and has been block paved for ease of upkeep. It also features a timber shed and a rear access gate leading to the garage and parking area.

Front Garden & Driveway

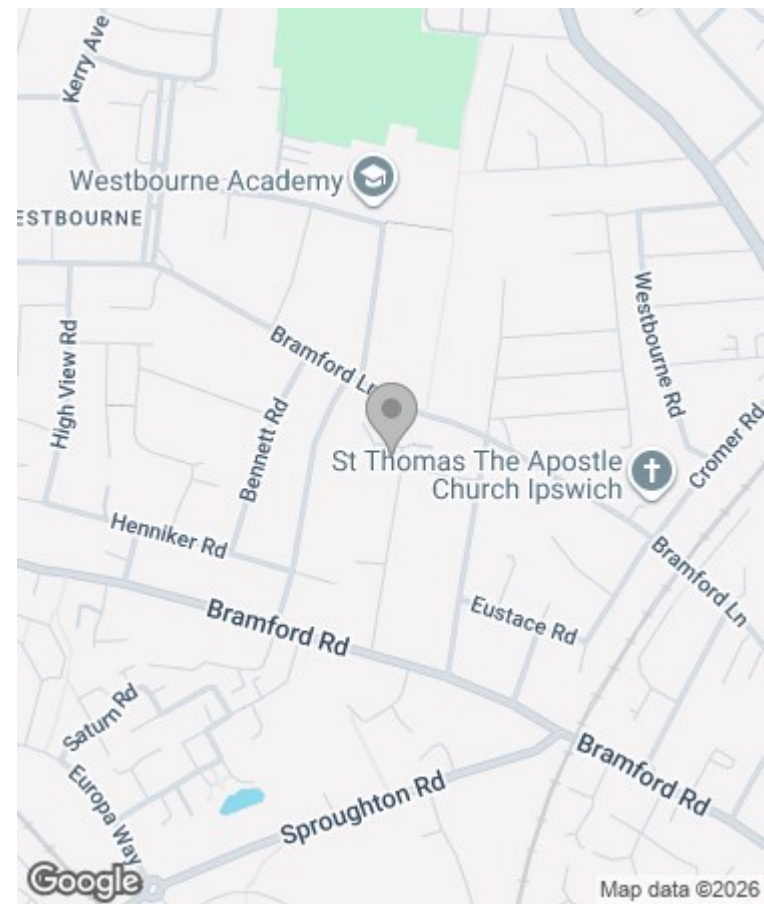
The front of the property is designed for low maintenance, mainly laid with stone and a pathway leading up to the entrance. There is an opportunity to create off-road parking, subject to the necessary permissions for a dropped kerb.




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TOTAL FLOOR AREA : 2443 sq.ft. (226.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 firm's 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 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 | | |