



Macaulay Road, Ipswich,
£210,000

GRACE ESTATE AGENTS are delighted to present this three-bedroom mid-terrace home that offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or investors alike.

The accommodation comprises a spacious lounge featuring a charming log burner, creating a warm and welcoming living space. A newly fitted kitchen provides modern functionality, while the conservatory to the rear offers additional living and dining space with views over the garden.

To the ground floor, the property also benefits from a family bathroom. Upstairs, there are three well-proportioned bedrooms, suitable for families and professionals alike.

Externally, the property boasts a beautifully landscaped rear garden, ideal for outdoor enjoyment and low-maintenance living. A substantial brick-built outbuilding with power provides valuable additional storage, workshop space, or potential for a variety of uses.

Combining spacious living accommodation, attractive outdoor space, and excellent commuter links, this delightful home presents a fantastic opportunity for a wide range of buyers.

Entrance Hall

Upvc double glazed door to front aspect, understairs storage cupboard and radiator.

Lounge

13'1" x 12'2" (3.99 x 3.71)

Double glazed window to front aspect, radiator, log burner with tiled hearth.





Kitchen

10'4" x 9'6" (3.17 x 2.92)

Double glazed window to rear aspect, radiator, matching eye level and base units with work tops over, tiled splash back, single bowl sink with side drainer and mixer tap, space for a single oven with induction hob over, fridge freezer and washer dryer. Access to the conservatory.

Conservatory

10'11" x 9'3" (3.35 x 2.82)

Double glazed windows to side and rear aspects, double glazed French doors to side aspect and radiator.

Bathroom

Double glazed window to rear aspect, low level WC, hand wash basin with mixer tap, panelled bath with shower over and heated towel rail.

Master Bedroom

13'1" x 12'0" (3.99 x 3.66)

Double glazed window to front aspect and radiator.

Bedroom Two

12'11" x 8'3" (3.96 x 2.54)

Double glazed window to rear aspect, radiator.

Bedroom Three

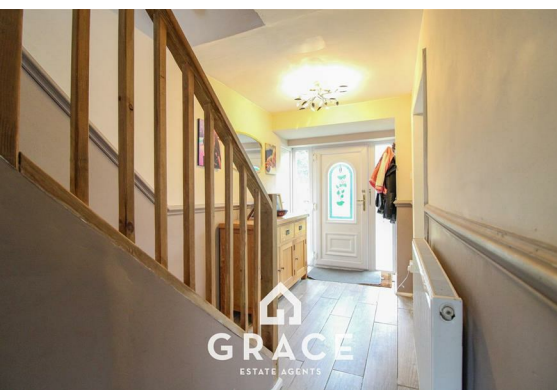
8'5" x 7'8" (2.59 x 2.36)

Double glazed window to front aspect and radiator.

Outside

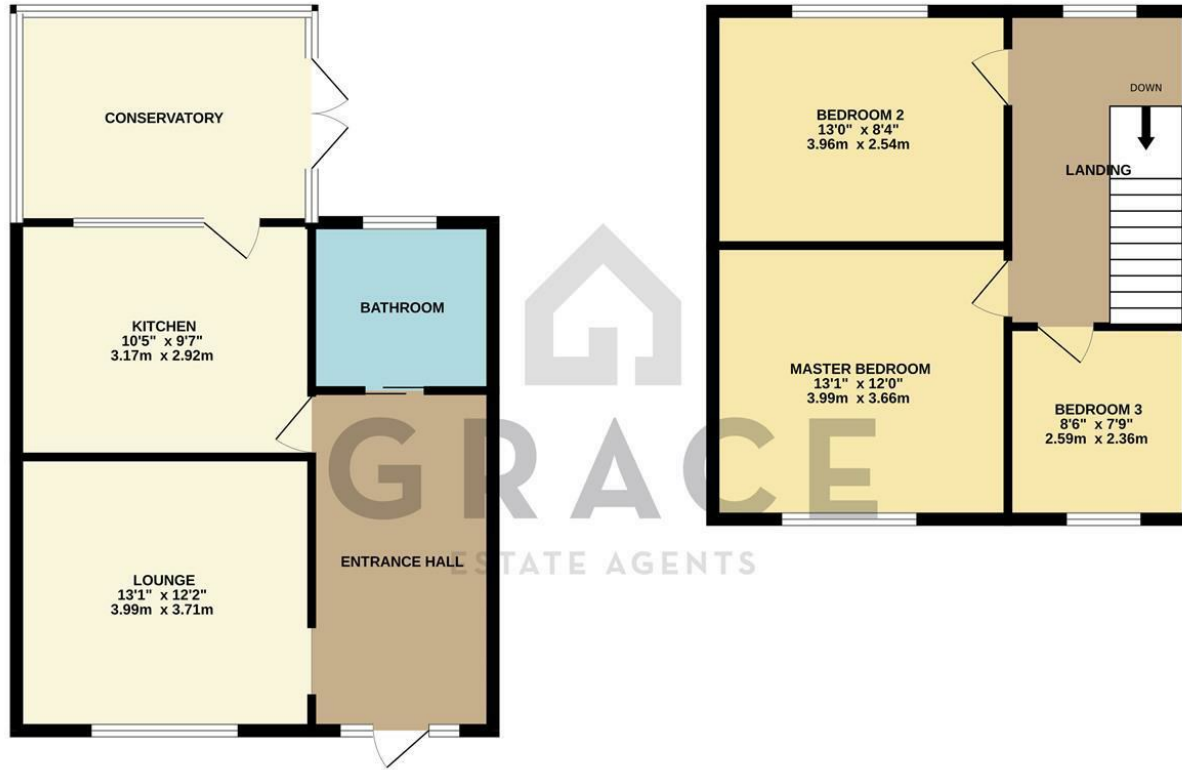
Block paved path to the rear of the garden, artificial grass area leading to patio and a wooden pergola.

Bricked outbuilding with power and access from the rear garden.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



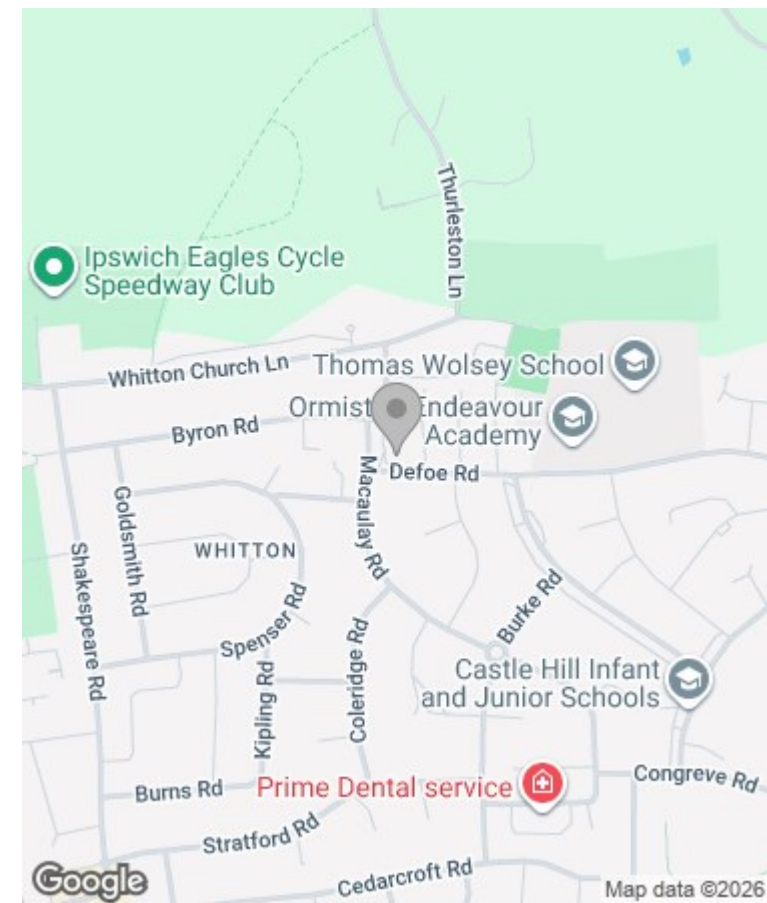
TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

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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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	80

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	