



 **GRACE**
ESTATE AGENTS



GRACE

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Hampton Road, Ipswich,
£190,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom end-of-terrace house that offers spacious and versatile accommodation, making it an ideal family home.

The property features a spacious reception room, a ground-floor bathroom, and a newly fitted kitchen with access to a useful utility room. The former reception room has been thoughtfully converted to create a welcoming entrance hall and third bedroom.

Outside, the property benefits from a large outbuilding with power, providing excellent additional storage or potential for a home office, workshop or hobby space.

Conveniently located close to a range of local shops, amenities and everyday facilities, this property offers both practical living space and a convenient location.

Entrance Hall

Wood style flooring, access to bedroom three and the dining room.

Bedroom Three

10'3" x 6'3" (3.13 x 1.91)

Double glazed window to front aspect and radiator.

Dining Room

11'7" x 11'7" (3.55 x 3.54)

Double glazed Upvc door to rear aspect, radiator, access to the kitchen and stairs to the first floor.

Kitchen

8'4" x 7'1" (2.56 x 2.18)

Matching eye level and base units. Double glazed window to side aspect, space for fridge freezer, single oven with hob and extractor fan above. Single bowl sink with side drainer and mixer tap. Tiled flooring and splash back.

Utility Room

Double glazed window to side aspect, space for washing machine and dryer. Access to the bathroom and kitchen.





Bathroom

7'1" x 6'5" (2.18 x 1.98)

Double glazed window to rear aspect, low level WC, hand wash basin, heated towel rail, panelled bath with shower on riser rail, tiled flooring and splash back.

Master Bedroom

11'7" x 10'3" (3.55 x 3.13)

Double glazed window to front aspect and radiator.

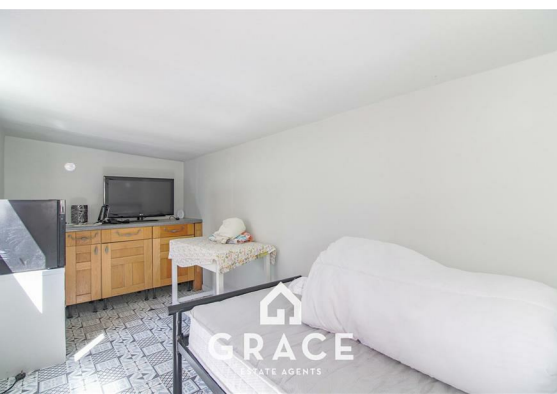
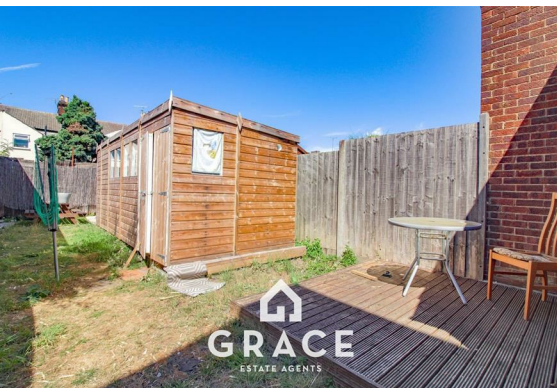
Second Bedroom

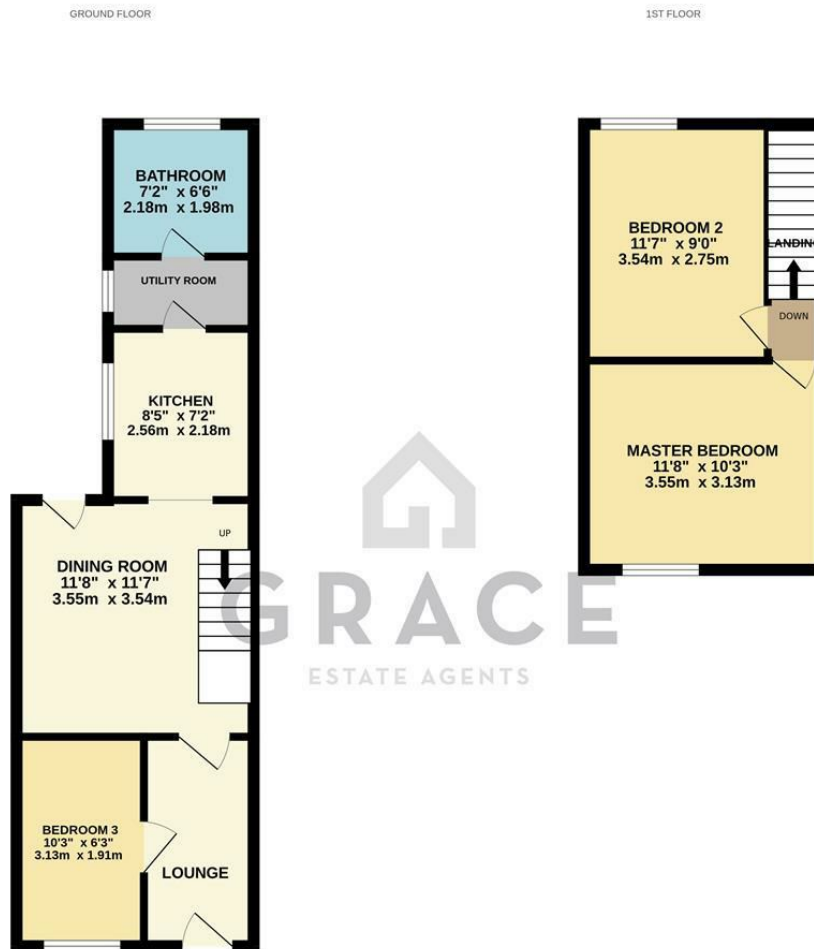
11'7" x 9'0" (3.54 x 2.75)

Double glazed window to rear aspect, storage cupboard and radiator.

Outside

Rear garden - pathway from the rear of the house leading to a lawned and decking area. Timber outbuilding with power and fenced boundaries.





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.

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