Aberdare Close, Ipswich,
£185,000

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We have agreed an offer of £170,000. Any increased offers are to be received within 5 days of this publication at the above agents.

GRACE ESTATE AGENTS are delighted to present this end Terrace property located on Aberdare Close, Ipswich, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Outside, you will find parking available for one vehicle, a valuable asset in this desirable location. The surrounding area is known for its friendly community and accessibility to local amenities, including shops, schools, and parks, making it an ideal spot for everyday living.

This end-terrace house in Aberdare Close is a wonderful opportunity for anyone looking to settle in Ipswich, combining comfort, practicality, and a welcoming neighbourhood. Do not miss the chance to make this charming property your new home.

Entrance hall
One radiator, access to Kitchen, Cloakroom and Lounge/Diner.

Kitchen
8'2" x 11'5" (2.5 x 3.5)
One window front facing, Combination boiler mounted to wall, fitted oven and hob, drop in single sink with mixer tap, plumbing for washing machine fitted and tiled flooring.

Cloakroom
3'3" x 6'2" (1m x 1.9m)
One window front facing, one radiator, low level WC, pedestal hand wash basin.

Lounge/Diner
18'4" x 12'1" (5.6 x 3.7)
One window rear facing, access to rear garden, one radiator and stairs to access First floor.

First floor Hallway
Access to the Bathroom, Master Bedroom and Bedroom one.

Bathroom
6'10" x 6'6" (2.1 x 2)
One window front facing, low level WC, pedestal hand wash basin, Fitted Bath with mixer tap and mounted shower.

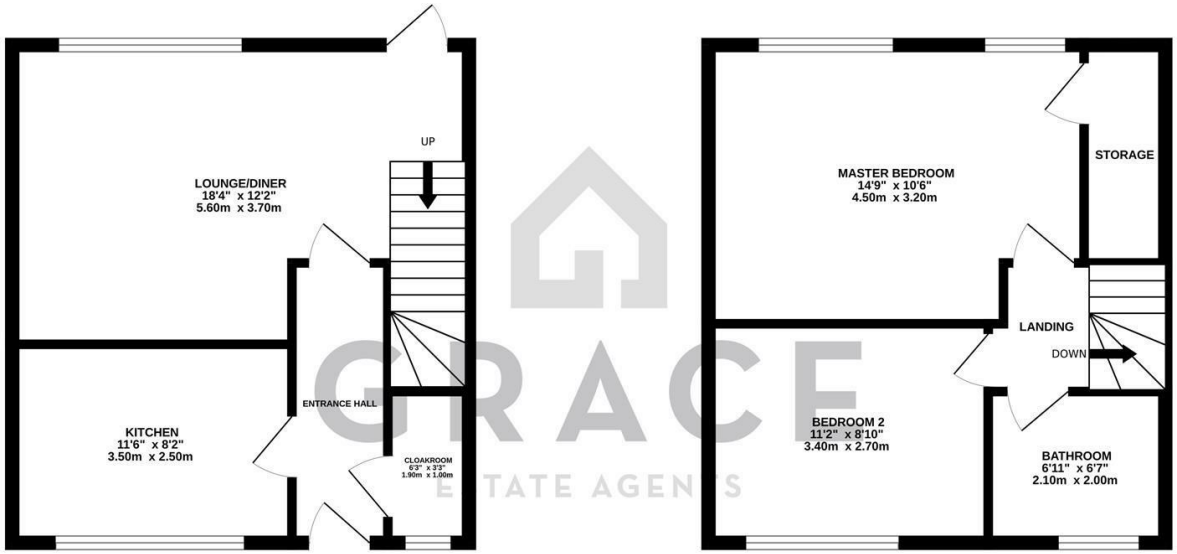
Bedroom One
8'10" x 11'1" (2.7 x 3.4)
One window front facing, One radiator.

Master Bedroom
14'9" x 10'5" (4.5 x 3.2)
Two windows rear facing, One radiator and access to built in storage.

Rear garden
Lawned rear garden area with Patio slabs leading to side gate.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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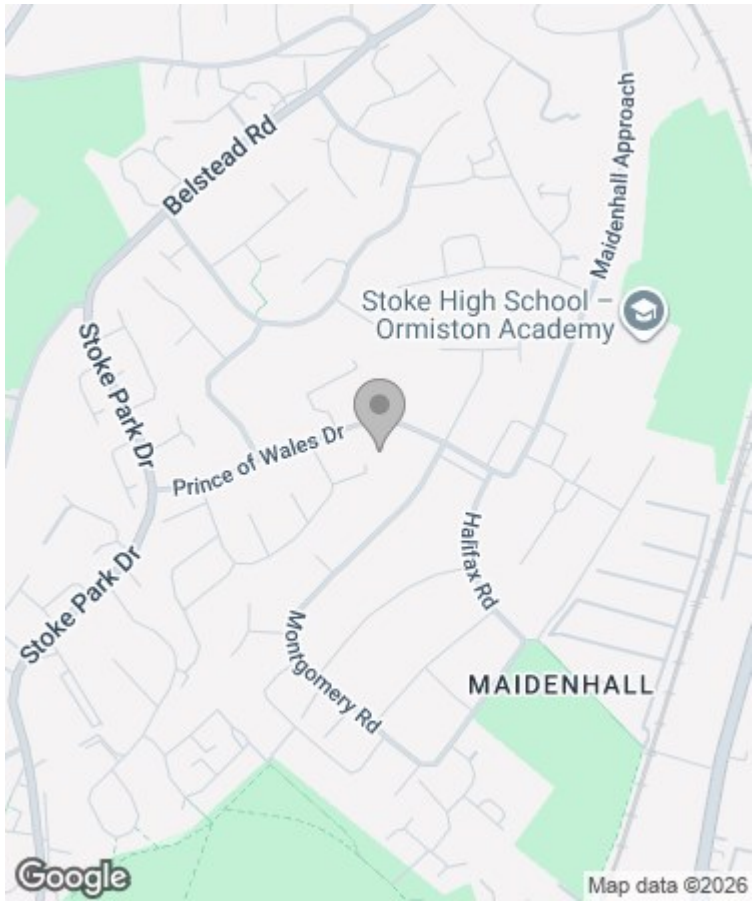

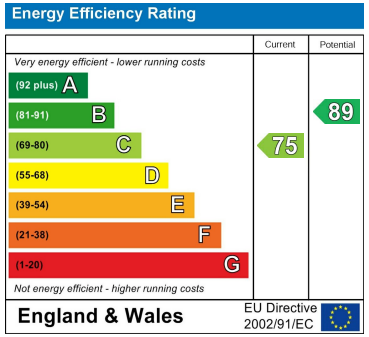

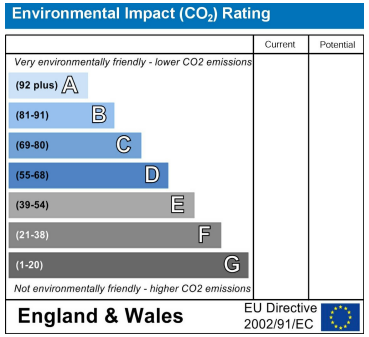

Viewing

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.

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