



Clarence Road, Ipswich,  
£260,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached house situated in the popular IP3 area of Ipswich, the property offers spacious and practical living, making it an ideal choice for families, first-time buyers, or investors.

The ground floor features a generous lounge/diner, providing a great space for both relaxing and entertaining. The property also benefits from a newly fitted shaker-style kitchen, offering a stylish and functional area for cooking, complemented by the convenience of a separate utility room.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front. Located within easy reach of local amenities, schools, and transport links.

### Entrance Hall

Wood style flooring, double glazed window to side aspect and access to the utility room and lounge/diner.

### Lounge/Diner

22'11" x 10'0" (7 x 3.05)

Double glazed window to front aspect, two radiators, gas fireplace and access to the kitchen diner.

### Kitchen/Diner

15'5" x 11'8" (4.72 x 3.58)

Double glazed French doors to rear aspect, double glazed window to rear aspect and side aspect. Space for dishwasher and double fridge freezer. Integrated double oven, integrated venting induction hob, double bowl sink with side drainer and mixer tap. Matching eye level and base units with work tops over and wood style flooring.





### Utility Room

6'3" x 9'2" (1.91 x 2.81)

Double glazed window to side aspect, matching eye level and base units, space for washer and dryer with worktops over. Tiled splash back and wood style flooring.

### Master Bedroom

9'9" x 10'11" (2.99 x 3.35)

Double glazed window to rear aspect and radiator.

### Bedroom Two

10'8" x 10'6" (3.26 x 3.22)

Double glazed window to rear aspect and radiator.

### Bedroom Three

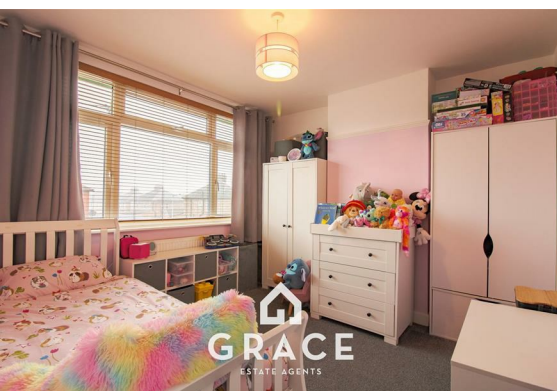
9'0" x 6'3" (2.75 x 1.93)

Double glazed window to rear aspect and radiator.

### Bathroom

6'2" x 5'4" (1.89 x 1.64)

Double glazed window to front aspect, low level WC, hand wash basin, panelled bath with wall mounted shower and shower on a riser rail. Heated towel rail and tiled splash back.



### Rear Garden

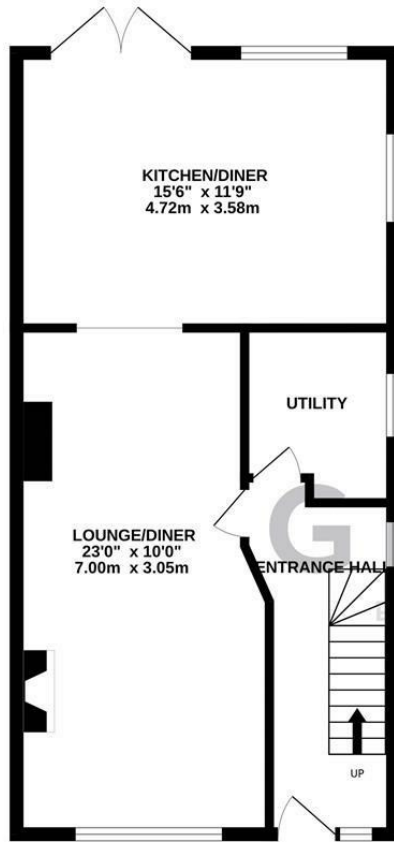
Wooden decking from the rear of the house leading to a lawned area, at the very end of the garden is a patio area with a wooden garden shed, fenced boundaries and side access to the front of the property.

### EPC

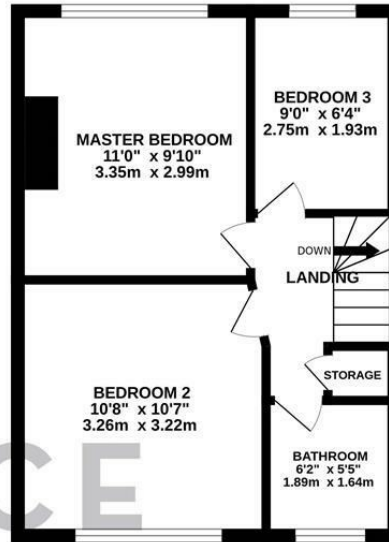
Please ask the advertising agent for EPC details.



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

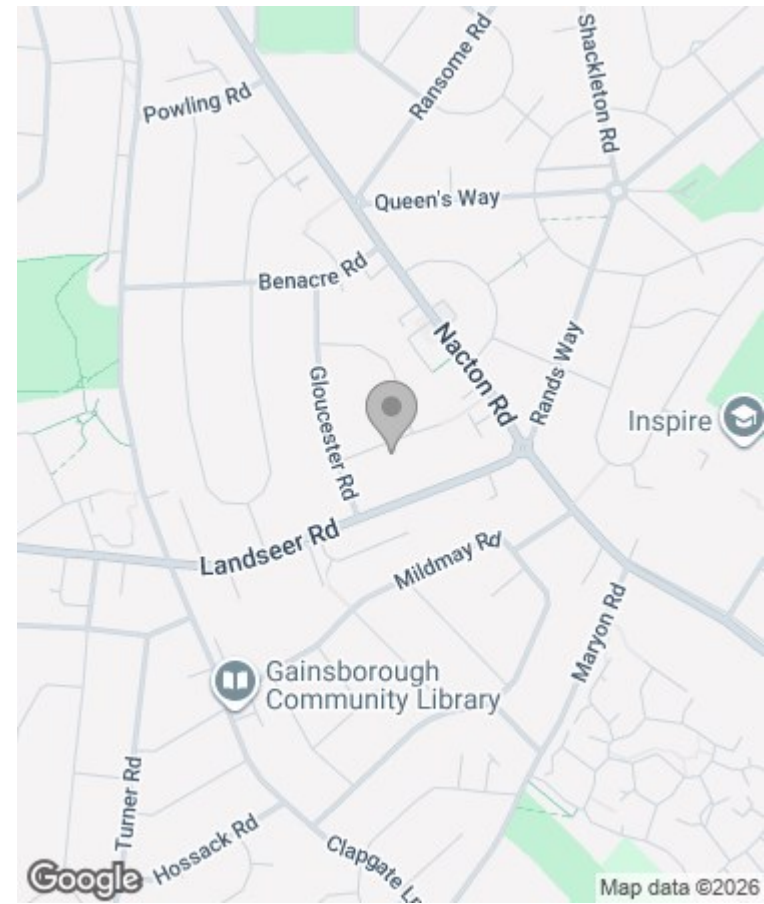


1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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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			
		67	80
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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