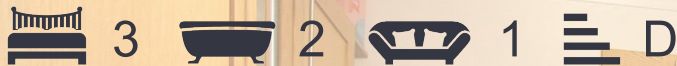




Thackeray Road, Ipswich, Suffolk

£210,000



GRACE ESTATE AGENTS are delighted to present this end-terraced house located in the charming area of Thackeray Road, Ipswich, this delightful end-terraced house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two modern bathrooms, which are a significant advantage for busy households, allowing for ease and privacy during morning routines. The well-equipped kitchen offers ample storage and workspace, catering to all your culinary needs.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking a vibrant community. The surrounding area is known for its friendly atmosphere and picturesque surroundings, providing a lovely backdrop for everyday life.

This end-terraced house on Thackeray Road presents an excellent opportunity for anyone looking to settle in Ipswich. With its generous living space, modern conveniences, and prime location, it is a property not to be missed. We invite you to come and experience the charm of this lovely home for yourself.

Guide price £210,000

Viewing

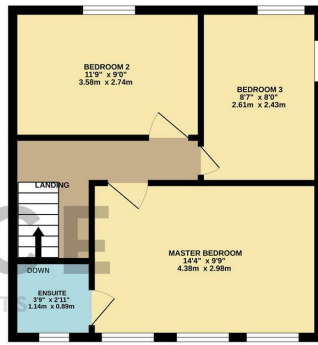
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



- Three Bedroom End-Terraced House
- Easy Access To A12 And A14
- Ground Floor Bathroom
- Generous Size Rear Garden

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

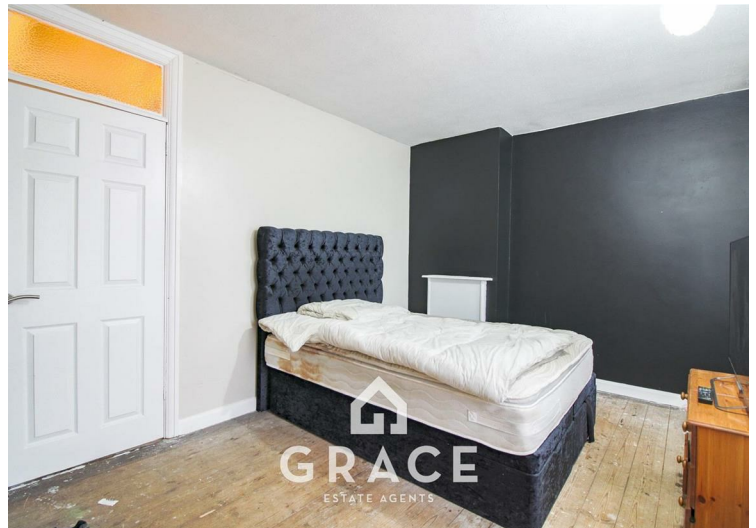
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used for 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			
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	



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.