



Swallow Road, Ipswich,
£210,000

GRACE ESTATE AGENTS are delighted to present this three bedroom end-terrace house located on Swallow Road, this property offers buyers the chance to completely transform an existing three-bedroom home and create a property tailored to their own requirements.

The house requires full refurbishment throughout, making it particularly well suited to builders, developers, investors or owner-occupiers looking for a project with genuine scope to add value.

A particularly attractive feature is the additional carport area to the left-hand side of the property. Subject to the necessary permissions, this could potentially be converted to provide a garage, or incorporated into a side extension, creating additional living accommodation and further enhancing the property's overall potential.

The existing three-bedroom accommodation provides an excellent starting point, with the potential to reconfigure and modernise the layout as part of a comprehensive renovation. The side access and additional space also provide an opportunity for prospective purchasers to explore different extension options, subject to planning permission.

Situated within an established residential area of Ipswich, the property is well placed for access to local amenities and transport links.

Living Room

15'2" x 10'11" (4.64m x 3.33m)

Double glazed window to rear aspect and radiator.

Kitchen

12'0" x 9'2" (3.68m x 2.81m)

Double glazed windows to side and rear aspect. Matching eye level and base units with worktops over. Radiator, single bowl sink with side drainer, wood style flooring and tiled splash back.





Bathroom

6'0" x 5'7" (1.83m x 1.72m)

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

Master Bedroom

12'1" x 10'11" (3.7m x 3.33m)

Double glazed window to rear aspect and radiator.

Bedroom Two

9'3" x 8'8" (2.83m x 2.65m)

Windows to rear and side aspect and radiator.

Bedroom Three

9'8" x 9'2" (2.96m x 2.81m)

Window to front aspect and radiator.

EPC

Please ask the marketing agent for details.



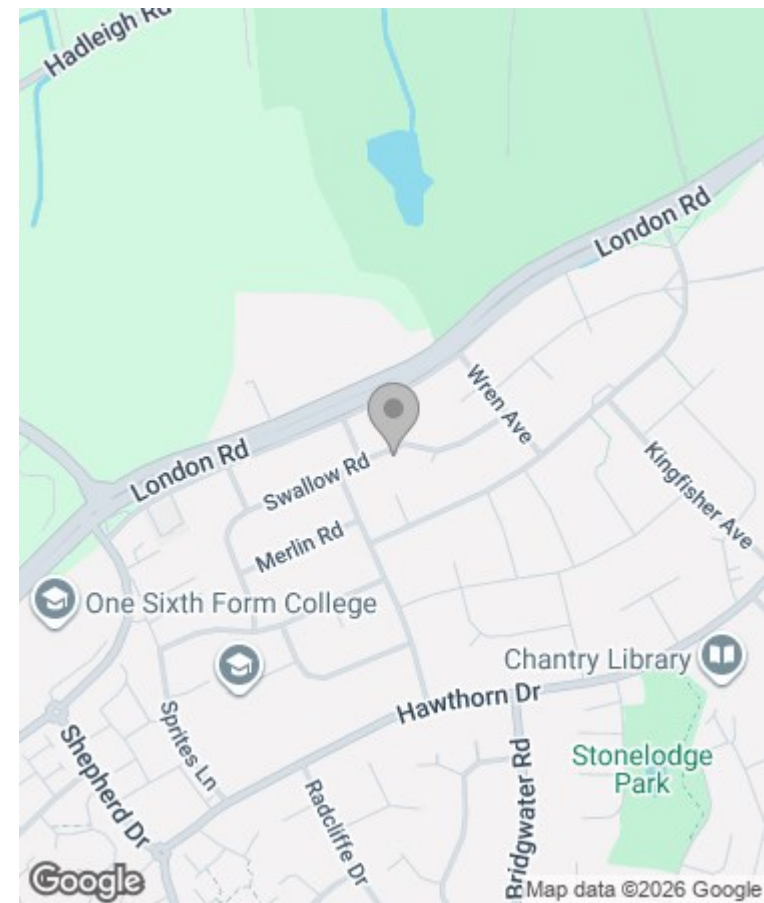
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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		
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	

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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