



Forester Close, Ipswich,  
£210,000

GRACE ESTATE AGENTS are delighted to present this two bedroom end-terrace house situated in a convenient location close to a range of local shops and amenities, this well-presented two-bedroom end-terrace property offers spacious and practical accommodation, ideal for families, first-time buyers, or investors.

The ground floor features a generous lounge/diner, providing an excellent space for both relaxing and entertaining, along with a convenient downstairs cloakroom. The fitted kitchen offers ample storage and workspace to cater for everyday living.

To the first floor, there are two bedrooms, including two well-proportioned double bedrooms, together with a family bathroom.

Externally, the property benefits from allocated parking for two vehicles and enjoys the added privacy associated with an end-terrace position.

Offering comfortable living space in a popular and accessible location, this home is well placed for local amenities, schools, and transport links. Early viewing is highly recommended.

### Entrance Hall

Access to the cloakroom, kitchen and lounge/diner.

### Cloakroom

6'0" x 3'0" (1.85 x 0.93)

Double glazed window to front aspect, radiator, hand wash basin and low level WC.

### Kitchen

9'1" x 6'9" (2.77 x 2.06)

Double glazed window to front aspect, radiator, matching eye level and base units with worktops over. Space for a single oven, washer dryer, and fridge freezer. Tiled flooring and splash back. Single bowl sink with side drainer and mixer tap.





### **Lounge/Diner**

12'7" x 11'6" (3.84 x 3.52)

Double glazed window and French doors to rear aspect. Wood style flooring, radiator and storage cupboard.

### **Master Bedroom**

9'1" x 9'1" (2.77 x 2.77)

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

### **Bedroom Two**

11'6" x 6'9" (3.52 x 2.06)

Double glazed window to rear aspect and radiator.

### **Bathroom**

5'10" x 5'8" (1.78 x 1.75)

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

### **Outside**

Rear garden - patio from the rear of the house, leading to a lawned area, fenced boundaries and side access.

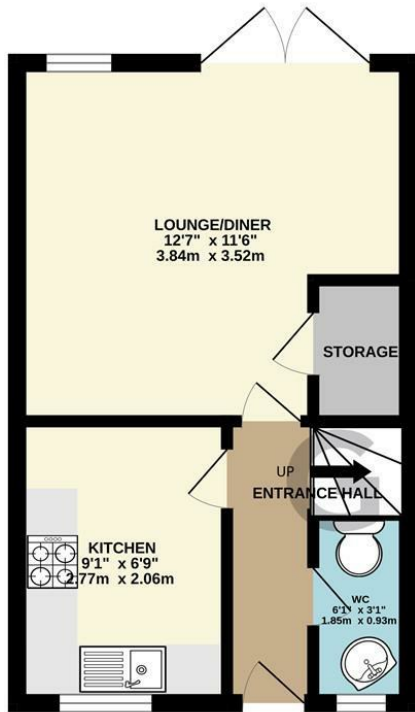


Parking - Two allocated parking spaces to the side of the property.

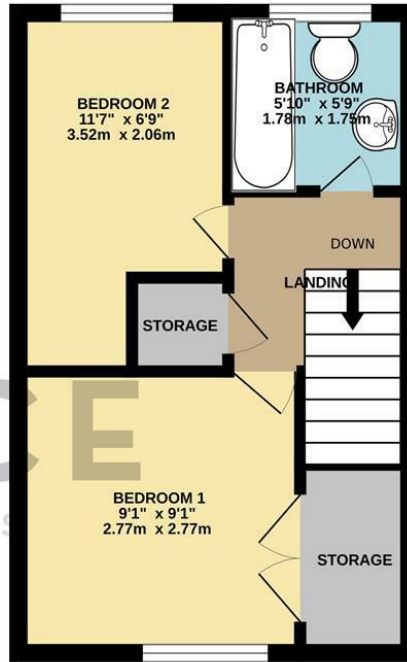
### **EPC**

Please ask the marketing agent for the EPC details.

GROUND FLOOR  
260 sq.ft. (24.1 sq.m.) approx.

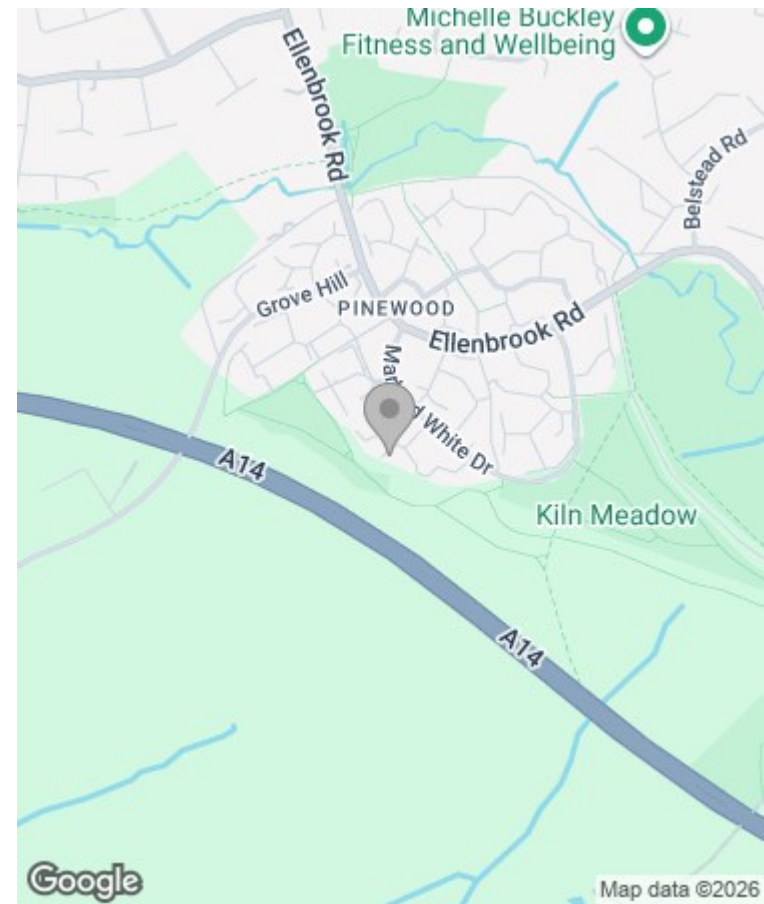


1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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.

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			
<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		