



GRACE
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Pauline Street, Ipswich, Suffolk
£140,000

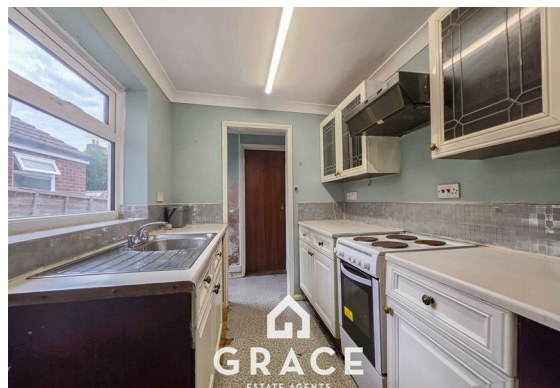
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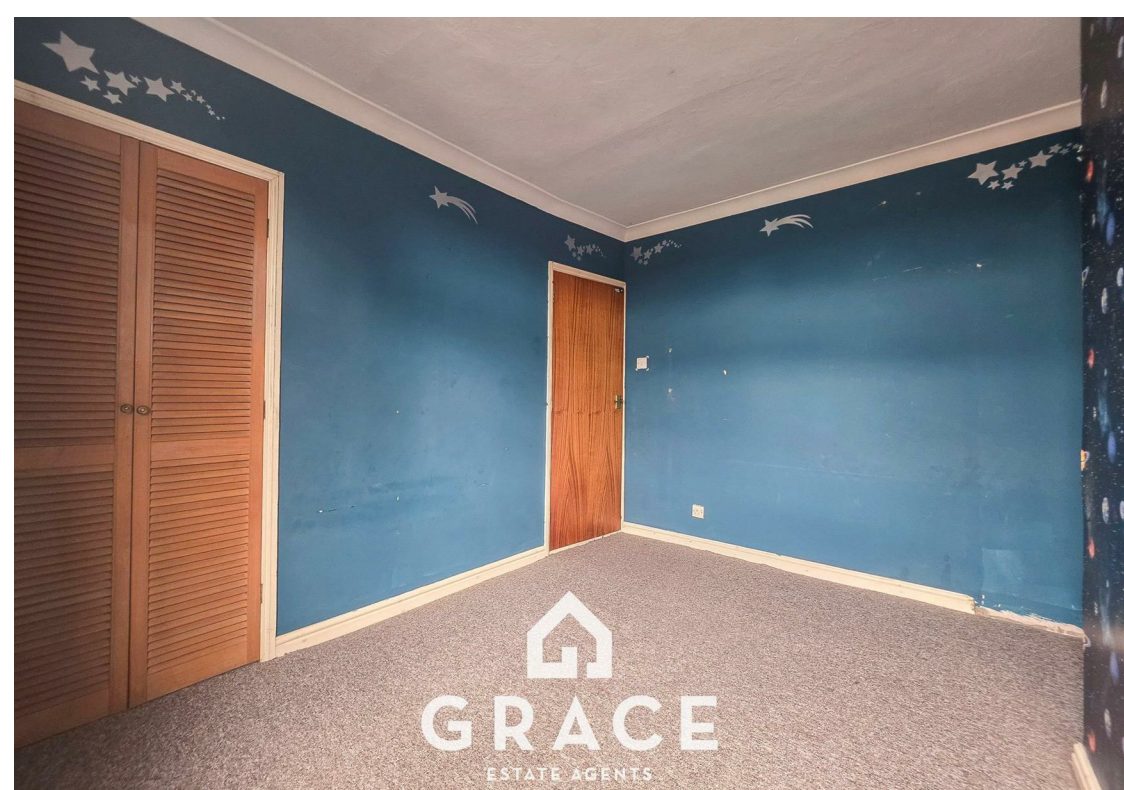
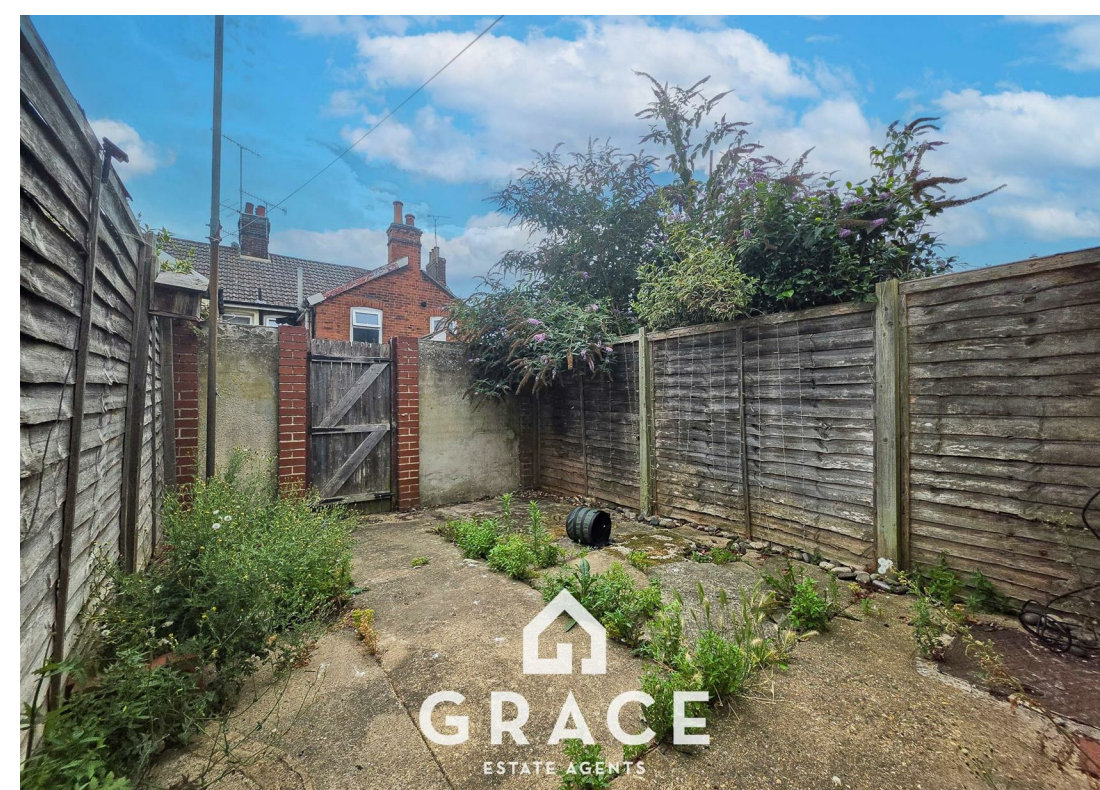
GRACE ESTATE AGENTS are delighted to present this two bedroom mid-terraced property situated on the South West side of Ipswich and within walking distance of Ipswich Station.

There are various shops and supermarkets nearby and the thriving town centre is within walking distance. The property is also close to local schools, as well as the lively waterfront area with its range of restaurants, pubs and bars.

On the ground floor the property comprises a spacious lounge/diner, fitted kitchen and downstairs bathroom. A back door leads out to the garden. Upstairs there are two good-sized bedrooms. The property has double glazing throughout and features electric heating. Outside is an enclosed courtyard garden.

Conveniently located within easy reach of Ipswich town centre, local amenities and transport links, this is an excellent opportunity for investors, developers and those seeking a rewarding refurbishment project.







TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

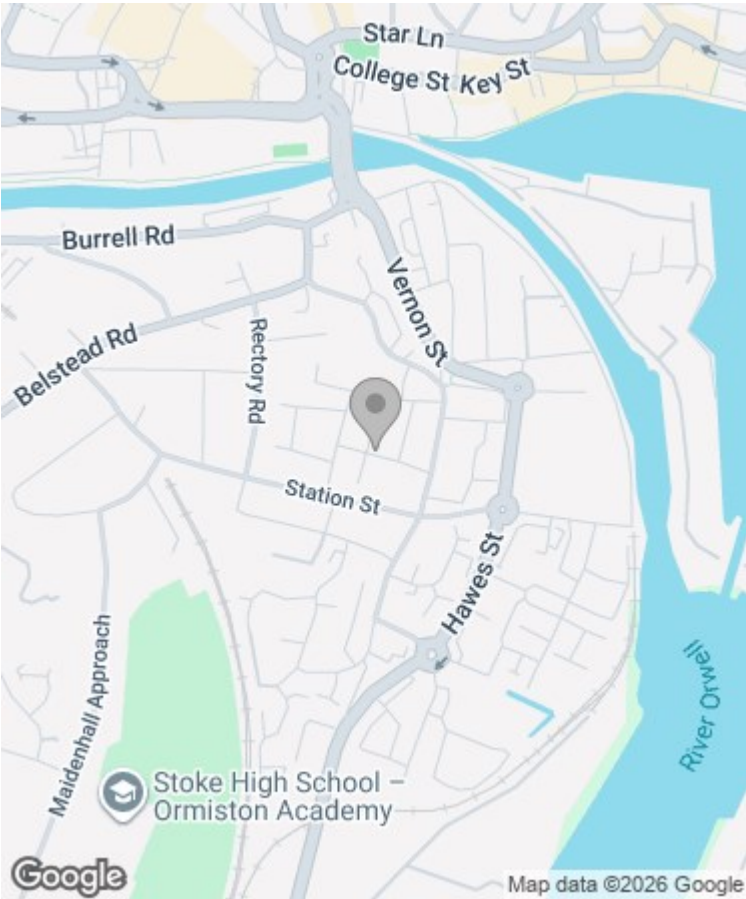
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	