



GRACE

ESTATE AGENTS

Coronation Road, Ipswich, Suffolk
£235,000



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Grace Estate Agents are delighted to bring to market this Four Bedroom Terraced house, situated within the IP4 area. The ground floor accommodation includes a comfortable lounge, separate kitchen/diner, family bathroom and useful boot room. The first floor provides three bedrooms, while the loft conversion has created a generous fourth double bedroom/office space.

Ipswich, the county town of Suffolk, offers an excellent range of amenities, including a selection of schools, the University of Suffolk, shops, medical and dental practices, Ipswich Hospital, theatres, parks and various leisure facilities. The popular Orwell Country Park is also within easy reach. For commuters, Ipswich railway station provides direct mainline services to London Liverpool Street.

The town has benefited from significant regeneration in recent years, particularly around the attractive waterfront, which has developed into a lively destination featuring a variety of bars, restaurants and leisure venues.

The property benefits from a newly fitted boiler in 2025, as well a recently modernised bathroom, with new roof above bathroom. In addition there is a weatherproof composite shed to remain in the garden.

Lounge

11'1" x 10'11" (3.38m x 3.35m)

Window to the front aspect, feature fireplace, radiator

Dining Area

11'1" x 10'0" (3.38m x 3.07m)

Patio doors opening out to the boot room, under stairs cupboard, radiator





Kitchen

9'8" x 7'1" (2.97m x 2.16m)

Fitted with an extensive range of modern eye and base level units with roll edge work surfaces, inset sink and drainer, tiled splash backs, space for cooker and fridge freezer, space and plumbing for washing machine, radiator, window to the boot room

Family Bathroom

7'1" x 6'5" (2.16m x 1.98m)

Three piece suite comprising shower over bath, low-level WC and pedestal hand wash basin; radiator; and obscure window to the side aspect.

Boot Room

7'6" x 3'7" (2.29m x 1.1m)

Door opening out to the rear garden and space for tumble dryer.

Master Bedroom

10'11" x 10'0" (3.35m x 3.07m)

Two windows to the front aspect, two sets of built-in wardrobes, and radiator.



Bedroom Two

10'11" x 8'11" (3.35m x 2.72m)

Window to the rear aspect and radiator.

Bedroom Three

9'2" x 7'1" (2.8m x 2.18m)

Window to the rear aspect and radiator.

Bedroom Four / Attic Room

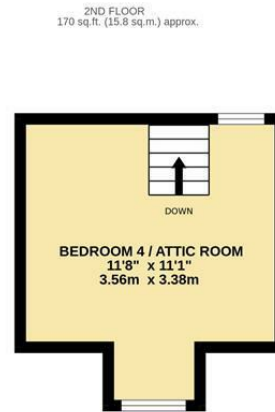
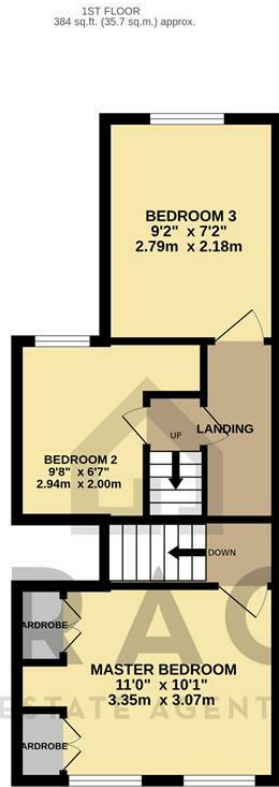
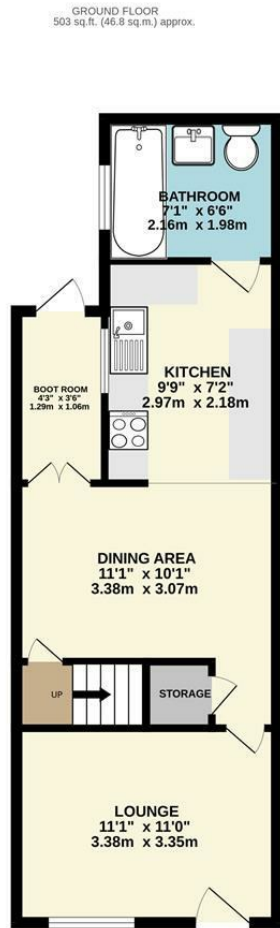
11'8" x 11'1" (3.56m x 3.38m)

Restricted head height, two Velux windows to the rear aspect, window to the front aspect, eaves storage, and wall mounted electric heater.



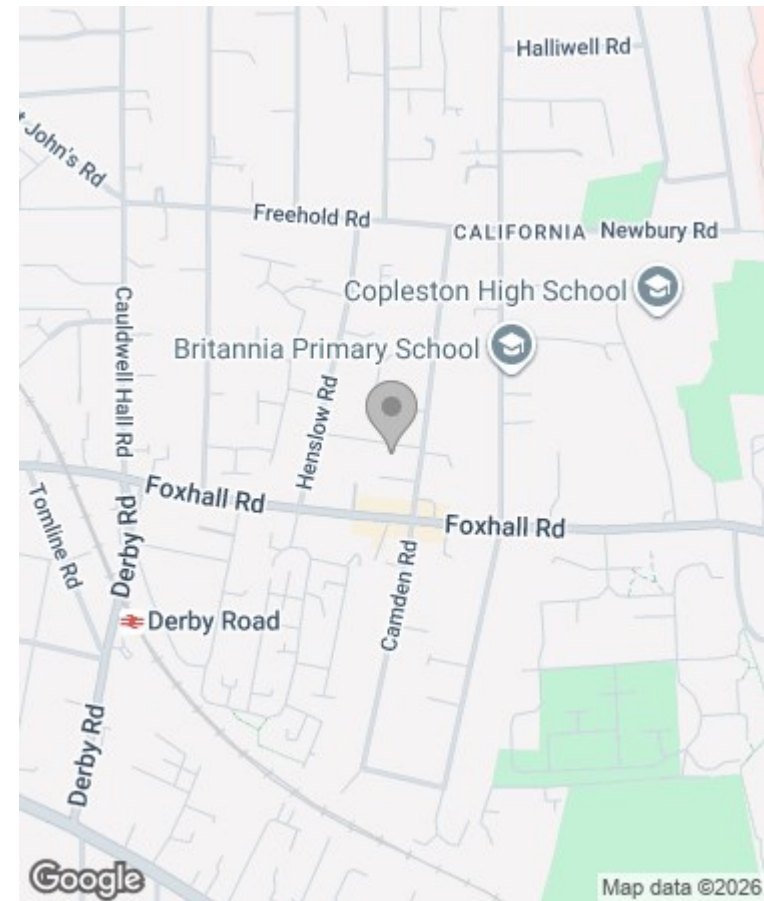
Garden

Mostly laid to lawn with patio area, wooden shed to remain, and is fully enclosed by panel fencing.



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TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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	83

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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