



GRACE

ESTATE AGENTS



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Henniker Road, Ipswich, Suffolk  
£200,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom end-terrace situated in a convenient location close to a wide range of local shops and amenities, this well-presented three-bedroom end-terrace home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, or investors.

The property features a generous living room, providing a comfortable space to relax and entertain, while the heart of the home is the newly fitted kitchen/diner. Enhanced by a single-storey extension, this impressive space offers ample room for family dining and everyday living, creating a bright and practical environment.

The ground floor also benefits from a conveniently located bathroom, adding to the home's functionality. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the whole family.

Externally, the property is complemented by a detached single garage, offering useful storage or secure parking.

Combining spacious living areas, modern improvements, and a convenient location, this attractive end-terrace property presents an excellent opportunity for those seeking a home ready to move into.

### Entrance Hall

Double glazed window and Upvc door to front aspect. Radiator, access to bathroom, living room, storage cupboard and stairs to the first floor.

### Living Room

13'6" x 11'6" (4.12 x 3.51)

Double glazed window to front aspect, radiator, wood style flooring and access to the kitchen/diner.





### Kitchen/Diner

16'2" x 11'8" (4.95 x 3.56)

Double glazed window to rear aspect, double glazed French doors to rear aspect, radiator, wood style flooring, tiled splash back, matching eye level and base units with worktops over. Kitchen island, space for dishwasher, washing machine, tumble dryer, fridge and freezer. Single oven with hob and extractor fan over. Bowl and a half sink with side drainer and mixer tap.



### Bathroom

8'1" x 5'10" (2.47 x 1.80)

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

### Master Bedroom

14'2" x 9'4" (4.34 x 2.87)

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

### Bedroom Two

12'1" x 10'11" (3.70 x 3.35)

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

### Bedroom Three

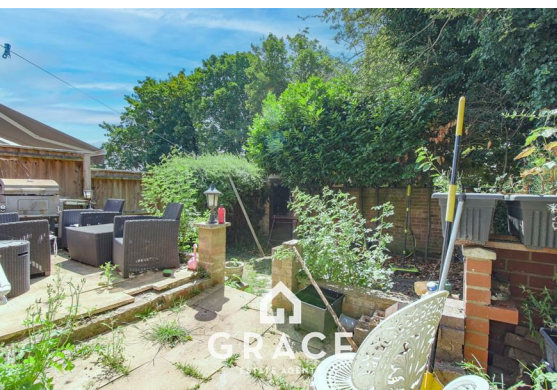
8'0" x 6'11" (2.45 x 2.11)

Double glazed window to rear aspect and radiator.

### Outside

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

Front garden - Pathway leading to the property, lawned area, fenced boundaries and access to the rear garden.



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

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

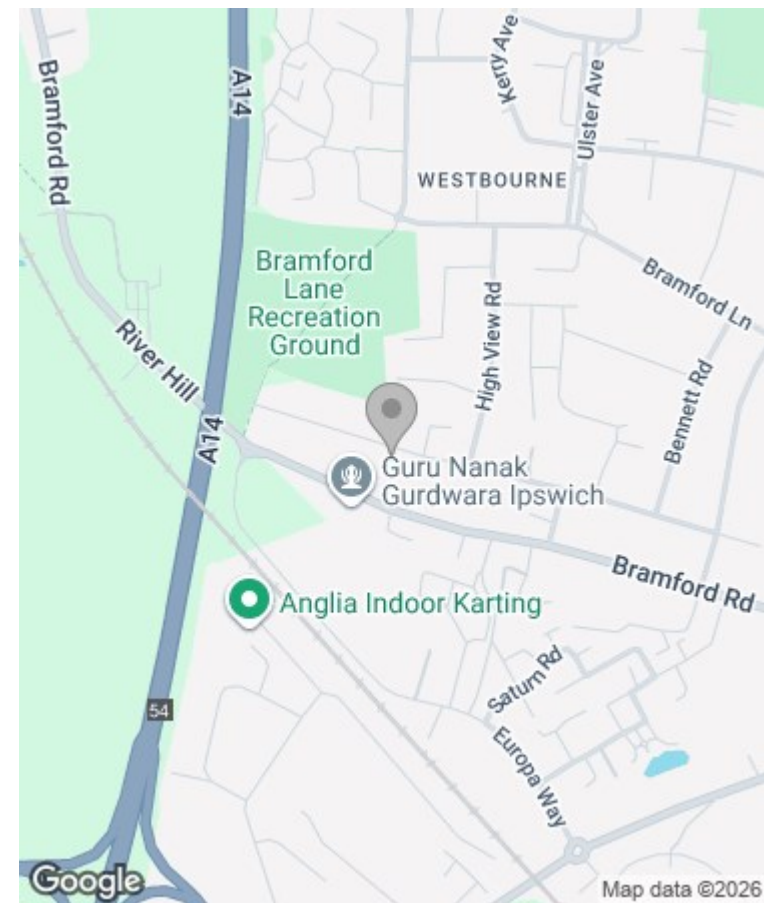


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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                                 |                         | 86        |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |