



Waveney Road, Ipswich,
£220,000

GRACE ESTATE AGENTS are delighted to present this three-bedroom end-terrace home situated in a convenient residential location, this well-presented three-bedroom end-terrace home offers generous living accommodation and a range of versatile spaces, making it an ideal choice for families, first-time buyers, or investors alike.

The property features two spacious reception rooms, providing flexible living and dining areas, while the ground floor bathroom adds practicality for modern day living. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for the whole family.

A standout feature of this home is the fully boarded loft, complete with power, offering excellent additional storage or potential for a variety of uses, subject to any necessary consents. The spacious basement, also benefiting from power and windows, provides further versatile space that could be utilised as a workshop, hobby room, home office, or additional storage.

Externally, the property boasts a beautifully landscaped rear garden, creating an attractive and low-maintenance outdoor space ideal for relaxing or entertaining.

Conveniently located close to a range of local shops, amenities, and schools, the property also benefits from excellent transport links, providing easy access to surrounding areas and commuter routes.

Early viewing is highly recommended to fully appreciate the space and potential this fantastic home has to offer.

Porch

Double glazed window to the front aspect and access dining room.

Dining Room

12'0" x 10'3" (3.66 x 3.14)

Radiator, double glazed window to the front aspect, stairs to the first floor, access to the basement and lounge.





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Lounge

14'8" x 12'0" (4.49 x 3.66)

Double glazed window to rear aspect, radiator, log burner with a marble effect heart, access to the kitchen and dining room.

Bathroom

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

Kitchen

9'6" x 7'1" (2.91 x 2.16)

Double glazed window to the side aspect, tiled flooring and splash back. Space for fridge freezer, washing machine, dryer and single oven. Matching eye level and base units with worktops over, single bowl sink with side drainer and mixer tap.

Master Bedroom

Double glazed window to front aspect and radiator.

Bedroom Two

11'1" x 7'9" (3.40 x 2.38)

Double glazed window to rear aspect and radiator.

Bedroom Three

9'10" x 7'1" (3.01 x 2.18)

Double glazed window to rear aspect and radiator.

Outside

Resin outdoor flooring, garden pergola, wooden decking leading to a lawned area, wooden garden shed, fenced boundaries and side access to the front of the property.

EPC

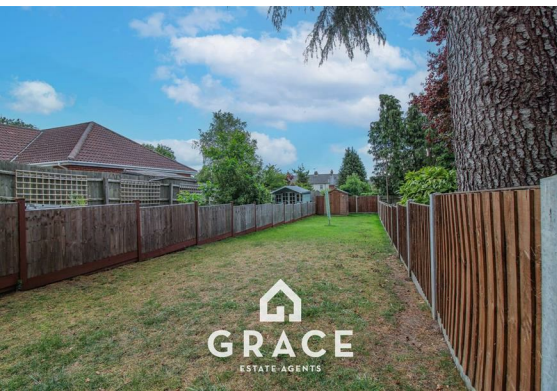
Please ask the marketing agent for the EPC details.



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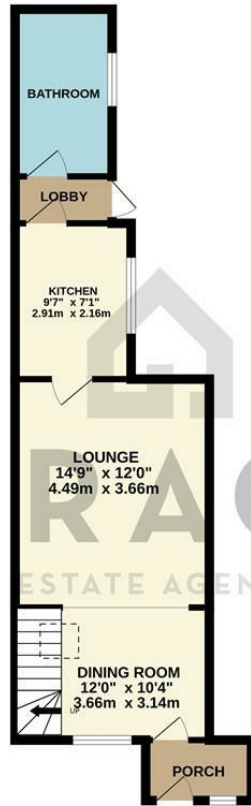
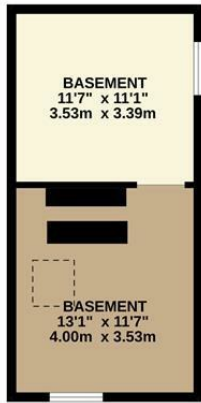


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BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR



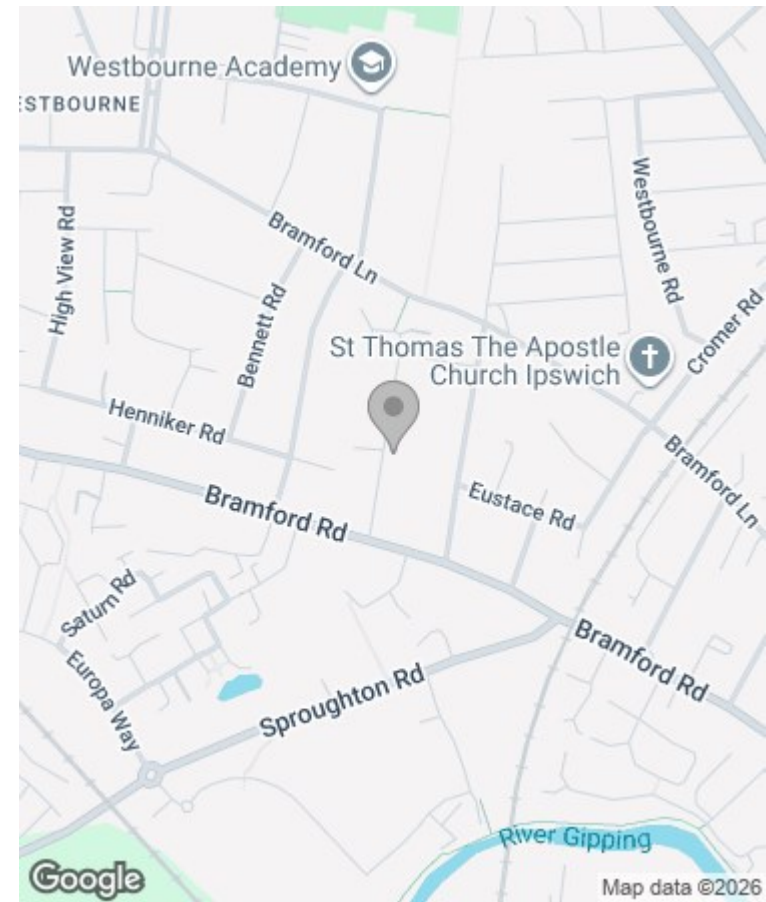
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's 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			
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	