



Heatherhayes, Ipswich, £205,000



GRACE ESTATE AGENTS are delighted to present this beautiful two-bedroom mid-terrace house, ideally suited to first-time buyers, young families or investors. The property offers well-proportioned accommodation throughout, including a spacious lounge/diner providing a comfortable and versatile living space.

To the first floor are two bedrooms and a family bathroom, while externally the property benefits from off-street parking and a detached garage, providing valuable additional storage and convenience.

To the rear is a private, landscaped south-east facing garden, offering an attractive outdoor space ideal for relaxing, entertaining or enjoying the sunshine throughout the day.

Situated close to a range of local shops, amenities and everyday conveniences, the property offers a practical and well-connected setting.

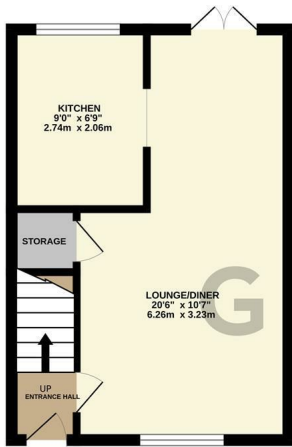
- Two Bedroom Mid Terrace House
- Off Street Parking & Detached Garage
- Spacious Lounge/Diner
- Private South-East Facing Rear Garden
- Ideal First Time Buyer Purchase / Investment
- Landscaped Rear Garden
- First Floor Family Bathroom
- Close To A Range Of Local Shops And Amenities

Asking price £205,000

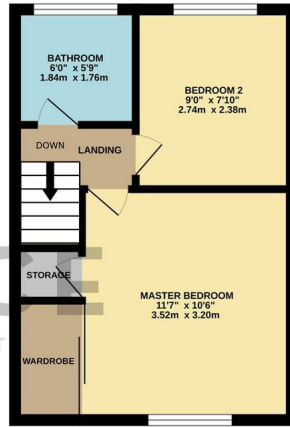
Viewing

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.

GROUND FLOOR



1ST FLOOR

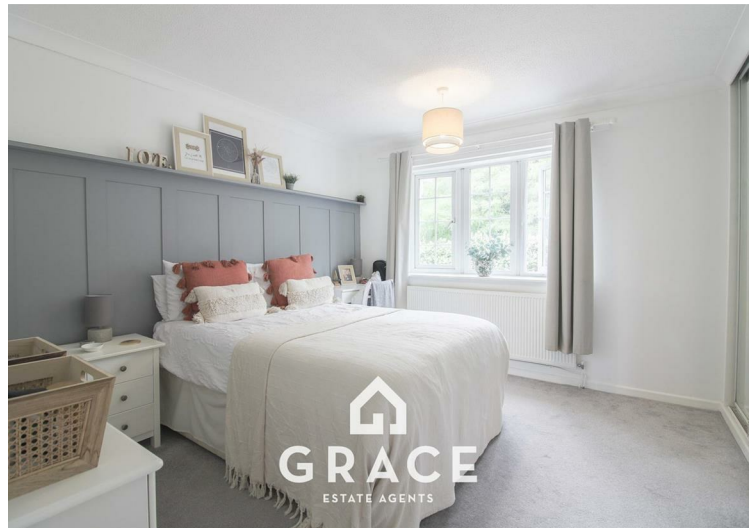


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			88
(69-80) C		75	
(55-68) D			
(38-54) 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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