


GRACE
ESTATE AGENTS
FOR SALE
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Waterloo Road, Ipswich, Suffolk
£165,000

Located close to the west of Ipswich town centre you will find this nicely presented, two mid terraced period style house, which in our opinion would be ideal for a first time buyer or investor.

The property will offer you an entrance hall leading to the nicely decorated and bay fronted (14'6"x10'6") lounge, a good sized (13'8"x12'1") dining room with double doors to the rear garden and a (14'11"x7'4") galley style kitchen, with a selection of eye and base level units with inset sink and drainer, laminate style work surface over, space for electric free standing cooker and access to the rear garden.

The first floor offers a large (15'8"x12'1") Master bedroom with built in wardrobes, the second bedroom is (12'1"x9'10") with views over the rear garden, a three piece bathroom with roll top bath and separate shower cubicle complete the property.

To the rear of the property is a long garden which commences with hardstanding, a separate decked area for an additional seating, the rest is mainly laid to lawn with fences to the boundaries and shared access to the front of the property. The parking is on road with no restrictions or need for permits currently.

The property is within (1.0 mile) of the town centre, with its array of well known high street brands, bars restaurants, cinema and the iconic Willis building. Portman Road and the famous Ipswich Town Football Club, the Quay side at Neptune marina and Cardinal park are further attractions to the area.

Transport links are very good with access to the A14 (1.5 miles) taking you to Stowmarket and Bury St Edmunds to the West, Felixstowe and the beautiful Suffolk coast to the East. Train links to London and Norwich are available on a frequent basis from Ipswich Train Station (1.7 miles)

Hallway

9'8x2'8" (2.95mx0.81m)

textured ceiling, door to front elevation, laminate style floor, door leading to





Lounge

14'6" x 10'6" (4.42m x 3.20m)
Smooth plaster ceiling, double glazed bay window to front elevation, radiator

Dining Room

13'8" x 12'1" (4.17m x 3.68m)
Smooth plaster ceiling, stairs to first floor landing, single glazed double doors to rear elevation, radiator, laminate style floor, door to

Kitchen

14'11" x 7'4" (4.55m x 2.24m)
Smooth plaster ceiling, double glazed window to side elevation, double glazed door to side elevation, selection of eye and base level units, inset sink with drainer and mix taps over, laminate style work surface over with space for electric cooker

Landing

12'1" x 4'11" (3.68m x 1.50m)
Smooth plaster ceiling, doors leading to

Master Bedroom

15'1" x 12'1" (4.60m x 3.68m)
Smooth plaster ceiling, two double glazed windows to the front elevation, built in wardrobes, radiator

Bedroom Two

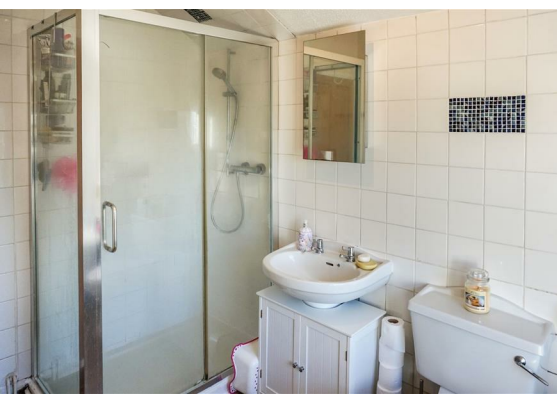
12'1" x 9'10" (3.68m x 3.00m)
Smooth plaster ceiling, double glazed window to the rear elevation, radiator

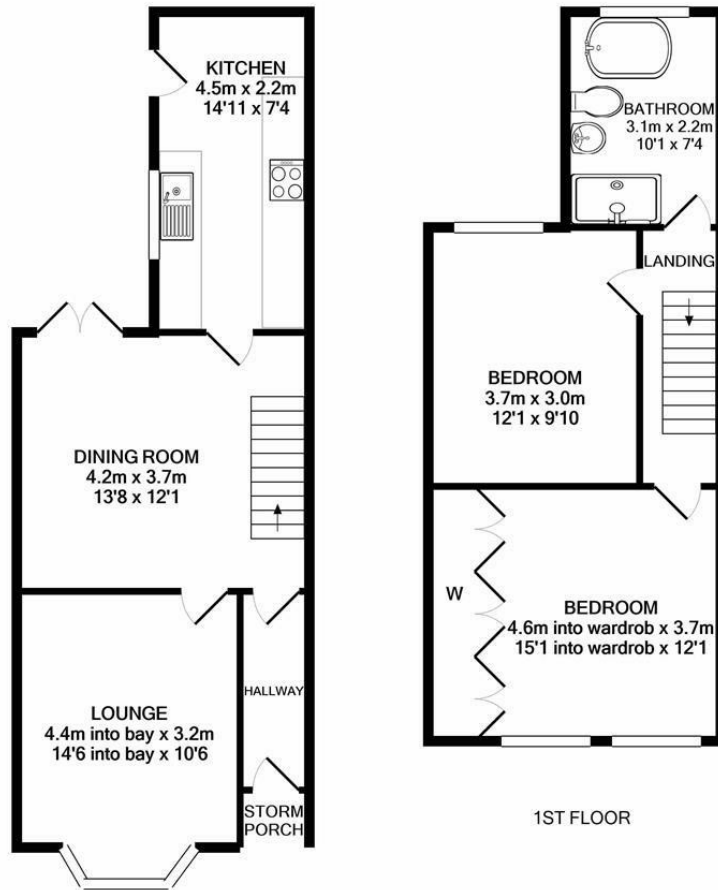
Bathroom

10'1" x 7'4" (3.07m x 2.24m)
Textured ceiling, double glazed window to rear elevation, roll top bath, pedestal wash hand basin, W.C, shower cubicle

Garden

Commences with hardstanding, Decked area with the rest mainly laid to lawn, fences to boundaries with shared access to the front of the property





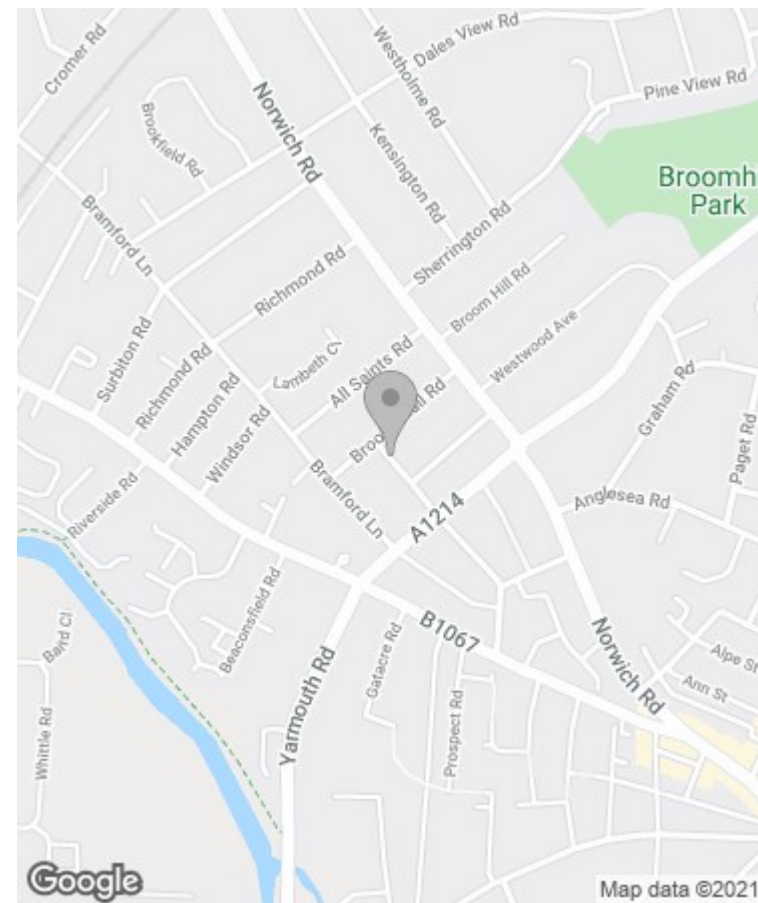
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(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		