



Minors & Brady
DISS
FOR SALE
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53 Gatacre Road, Ipswich

Ipswich



Minors & Brady

53 Gatacre Road

This charming three-bedroom Victorian terraced home is located to the west of Ipswich town centre, combining period character with practical living. The ground floor features a cosy front lounge and a separate dining room, perfect for meals or entertaining. A fitted kitchen at the rear includes an oven and hob, offering a functional space for daily cooking. A ground floor bathroom adds convenience to the layout. Upstairs, there are two generous double bedrooms and a versatile third room suitable as a single bedroom, nursery, or home office. Outside, a good-sized rear garden provides space for outdoor relaxation. With gas central heating and a prime location near local amenities and transport, this property presents an ideal rental opportunity.

- Three-bedroom Victorian terraced home west of Ipswich town centre
- Ground floor front lounge offering a cosy living space
- Separate dining room ideal for meals or entertaining
- Fitted kitchen at the rear with oven and hob
- Ground floor bathroom for convenience
- Two well-proportioned double bedrooms upstairs
- Third versatile bedroom suitable as single, nursery, or office
- Good-sized rear garden for outdoor enjoyment
- Gas central heating throughout for year-round comfort
- Convenient location near local amenities and transport links





M&B

53 Gatacre Road

The Location

The property sits within one of Ipswich's most established and family-friendly neighbourhoods, offering a relaxed and welcoming atmosphere with a strong sense of community. It provides convenient access to everything a growing household might need.

Local schools are close by, with the home falling into the catchment area for multiple well-regarded options, making it an excellent choice for families. Parks and play areas are also within easy reach, while the vibrant town centre is just a short distance away, offering a mix of independent shops, everyday essentials, and lively cafés.

Families will enjoy nearby green spaces perfect for weekend strolls, picnics, and outdoor play, along with Ipswich's popular attractions, including the museum and bustling waterfront. The riverside area boasts a variety of galleries, restaurants, and scenic walking routes that bring a unique energy to the town.

For those needing to travel, the property benefits from excellent transport connections. Regular bus routes and easy road links provide straightforward commuting, while Ipswich train station offers direct services to surrounding areas and convenient connections to Felixstowe, making trips to the beach simple and enjoyable.



53 Gatacre Road

Gatacre Road, Ipswich

This well-presented three-bedroom Victorian terraced home is situated to the west of Ipswich town centre, offering a blend of period character and practical living space. Ideal for families, couples or sharers, the property provides a comfortable and functional layout throughout.

The ground floor features a welcoming front lounge, creating a cosy space to relax, while a separate dining room to the rear offers a great area for meals or entertaining guests.

The fitted kitchen is positioned at the back of the property and comes equipped with an oven and hob, providing a practical space for everyday cooking.

A ground floor bathroom completes the downstairs accommodation.

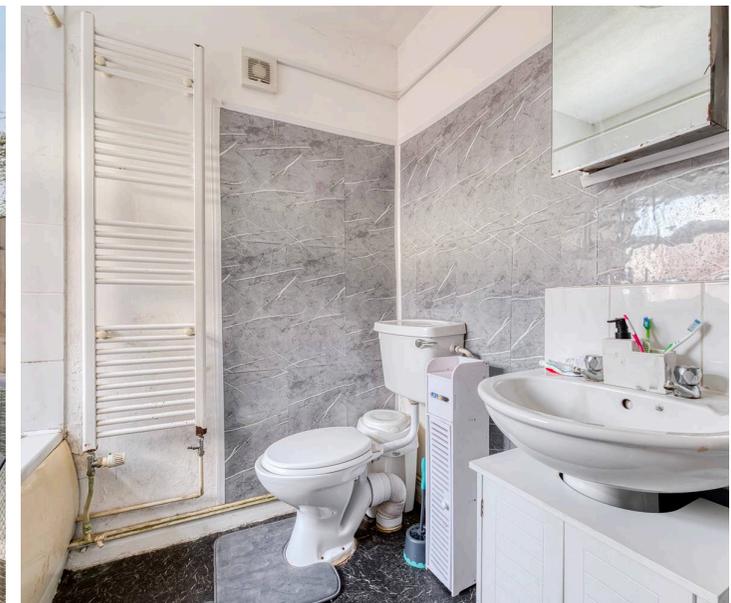
Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third room that would work well as a single bedroom, nursery or home office.

Externally, the property benefits from a good-sized rear garden, ideal for outdoor enjoyment. Gas central heating is also installed, ensuring comfort throughout the year.

This property offers a great opportunity to rent a character home in a convenient location, within easy reach of local amenities and transport links. Early viewing is highly recommended.

Agents Note

This property will be sold freehold and connected to all mains services.



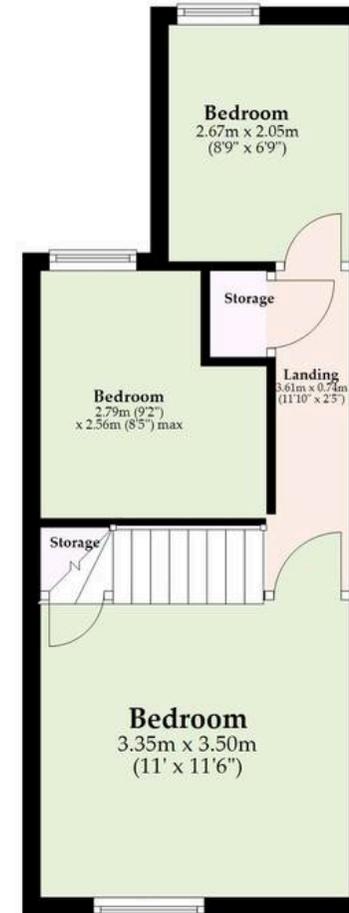
Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)

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.

Plan produced using PlanUp.

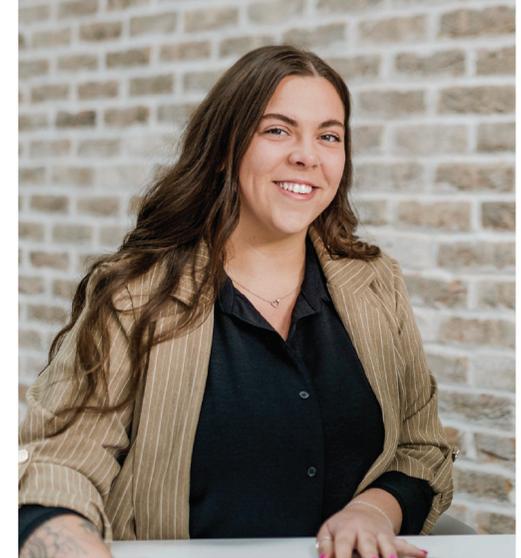
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

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