



77 Meridian Rise, Ipswich, IP4 2GF

We are pleased to present this 2 Bedroom Terraced House on Meridian Rise, IP4.

The property offers an entrance hall, downstairs toilet, open plan kitchen/diner/living room with four ring gas hob, oven, fridge, freezer, washing machine, under stairs storage, glass dining table with four black leather dining chairs, large leather electric recliner and double doors to the garden.

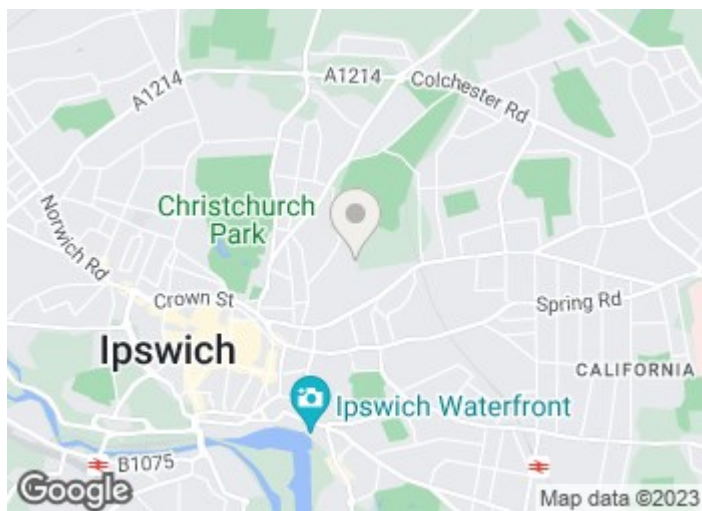
On the first floor from the landing, there is a bathroom with bath and shower. There are two double bedrooms. The first contains an oak Ottoman king bed with oak bedside cabinets, large built-in wardrobe, shelves and space for further furniture such as chest of drawers or a desk. The second bedroom contains a double oak bed with oak bedside cabinets and a large wardrobe. The property benefits from fully oak hard wood flooring except for the bathrooms, economic gas central heating, a small garden with a large shed for lots of storage.

Two parking spaces through a car park round the side of the property.

£975 Per Month

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[Directions](#)

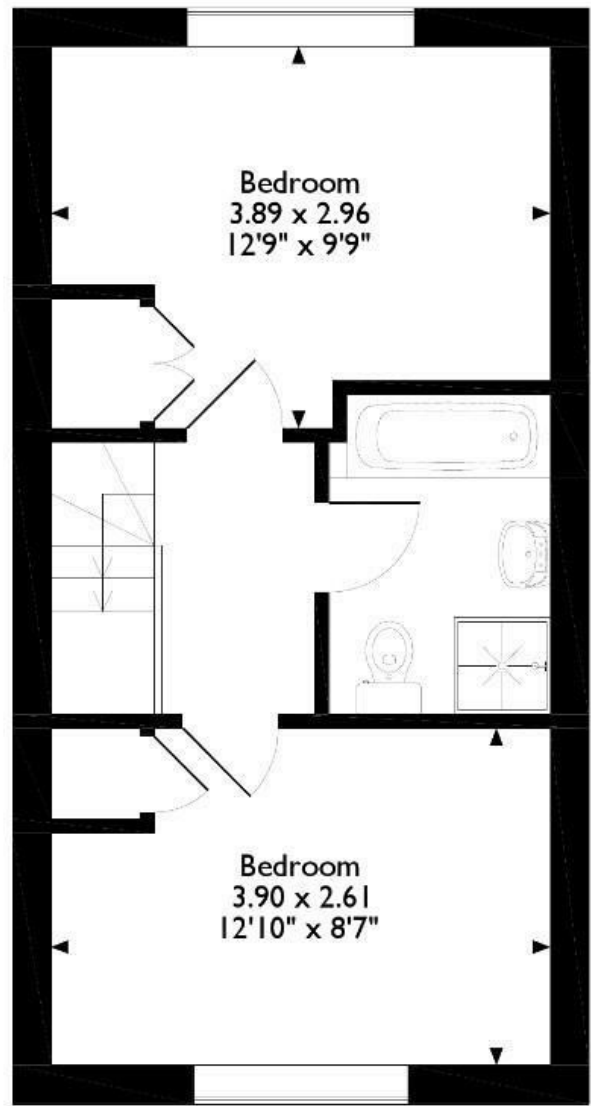


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Approximate Gross Internal Area
660 SQ FT/62 SQ M



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	95	84	97

Energy Efficiency Rating Legend:
 A (92+): Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92+): Very environmentally friendly - lower CO₂ emissions
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20): Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC