



Wentworth House, Ipswich,
£210,000

GRACE ESTATE AGENTS are delighted to present this Three Bedroom duplex apartment that offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this residence is ideal for families or professionals seeking a spacious home. The apartment features a welcoming reception room, providing an inviting space for relaxation and entertaining guests.

The property boasts two bathrooms, ensuring convenience for all occupants. The layout is thoughtfully designed, allowing for both privacy and communal living. Natural light floods the apartment, enhancing the warm and inviting atmosphere throughout.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, Ipswich town centre and Ipswich train station making it a perfect choice for those who appreciate a vibrant community. The duplex style adds a unique charm, offering a sense of space that is often hard to find in traditional apartments.

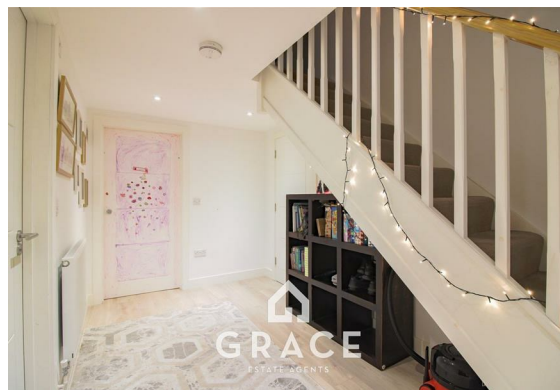
Parking space:

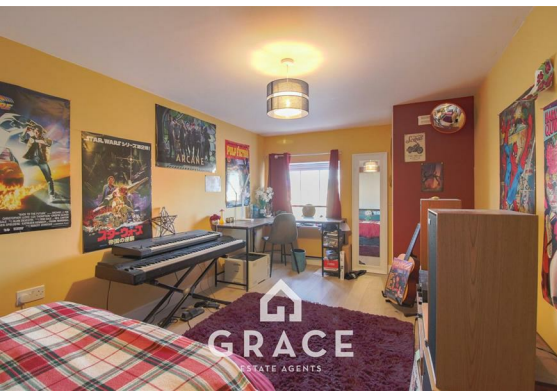
The vendor has advised us that one parking space will be available to purchase on acceptance of the offer, which will be written into the sale contract.

This property presents an excellent opportunity for anyone looking to enjoy the comforts of modern living in a sought-after area. Whether you are a first-time buyer or seeking a rental investment, this apartment on Burrell Road is not to be missed. Embrace the chance to make this lovely duplex your new home.

ENTRANCE HALL

One Radiator, Wooden style flooring and access the the Ground floor Bathroom, Bedroom Three, Kitchen/Diner and Stairs to the first floor.





GROUND FLOOR BATHROOM

Wall mounted Hand wash basin, Mixer tap and built in storage below, Tiled Panelled bath with mixer tap, wall mounted Shower on riser rail with a mixer tap, Tiled flooring and walls, Low level WC and One Towel rail Radiator.

BEDROOM THREE

16'11" x 9'1" (5.16 x 2.77)

Wooden style flooring, One Double glazed uPVC window rear facing and One Radiator.

KITCHEN/DINER

29'0" x 8'11" (8.84 x 2.72)

Single bowl sink with side drainer and mixer tap, matching Eye level and base units, Wood effect worktops, built in Dishwasher, built in Single Electric oven, wall mounted over head extractor fan with electric hob below, plumbing and space for a washing machine, Built in Fridge freezer, Wood style flooring, Wood style splash back, One Radiator and Two Double glazed uPVC window rear facing

HALLWAY

One Radiator, Access to the first floor Bathroom, Master Bedroom and Bedroom Two, Storage cupboard and Stairs to the Ground floor.

FIRST FLOOR BATHROOM

Walk in shower unit with sliding shower screen, wall mounted Shower on riser rail with a mixer tap, Low level WC, Wall mounted Hand wash basin, Mixer tap and built in storage below, One Towel rail Radiator and Tiled flooring.

BEDROOM TWO

15'11" x 6'8" (4.87 x 2.04)

Wood style flooring, One Radiator, Balcony style opening over looking the Kitchen/Diner.

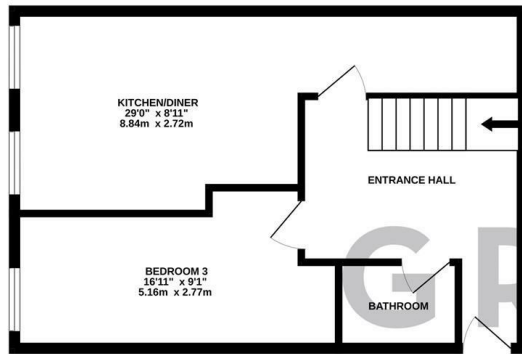
MASTER BEDROOM

17'1" x 9'1" (5.21 x 2.77)

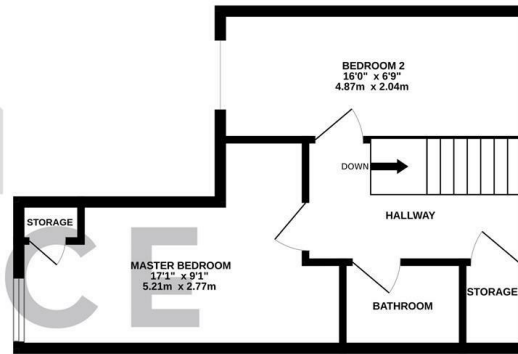
Double glazed uPVC window rear facing, One Radiator and Storage Cupboard.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

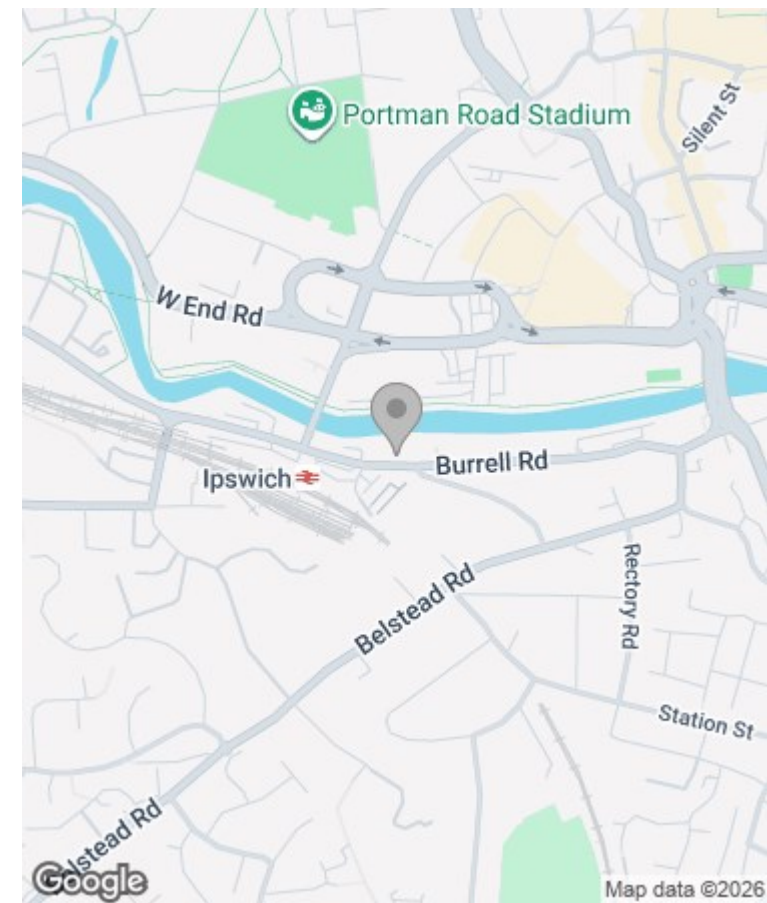


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

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 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	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	EU Directive 2002/91/EC