

Clarkson Street, Ipswich, Suffolk  
£95,000



**Located to the edge of the Town Centre you will find this Top Floor Apartment which will be offered with no onward chain. The property benefits from one spacious bedroom, living room, bathroom, kitchen and gas central heating.**

- **ONE BEDROOM**
- **LARGE KITCHEN**
- **GAS CENTRAL HEATING**
- **ONE PARKING SPACE (NOT ALLOCATED)**
- **GOOD SIZE ROOMS**
- **SEPARATE LOUNGE**
- **SEPARATE BEDROOM AREA**

#### **Hallway**

Front door, large area, stairs leading to apartment, single glazed window.

#### **Bathroom**

Single glazed window, bath, pedestal wash basin together with low level WC.

#### **Bedroom**

14'4 x 13 (4.37m x 3.96m)

Single glazed window, radiator.

#### **Living Room**

13'10 x 13 (4.22m x 3.96m)

#### **Kitchen**

11'7 x 8'8 (3.53m x 2.64m)

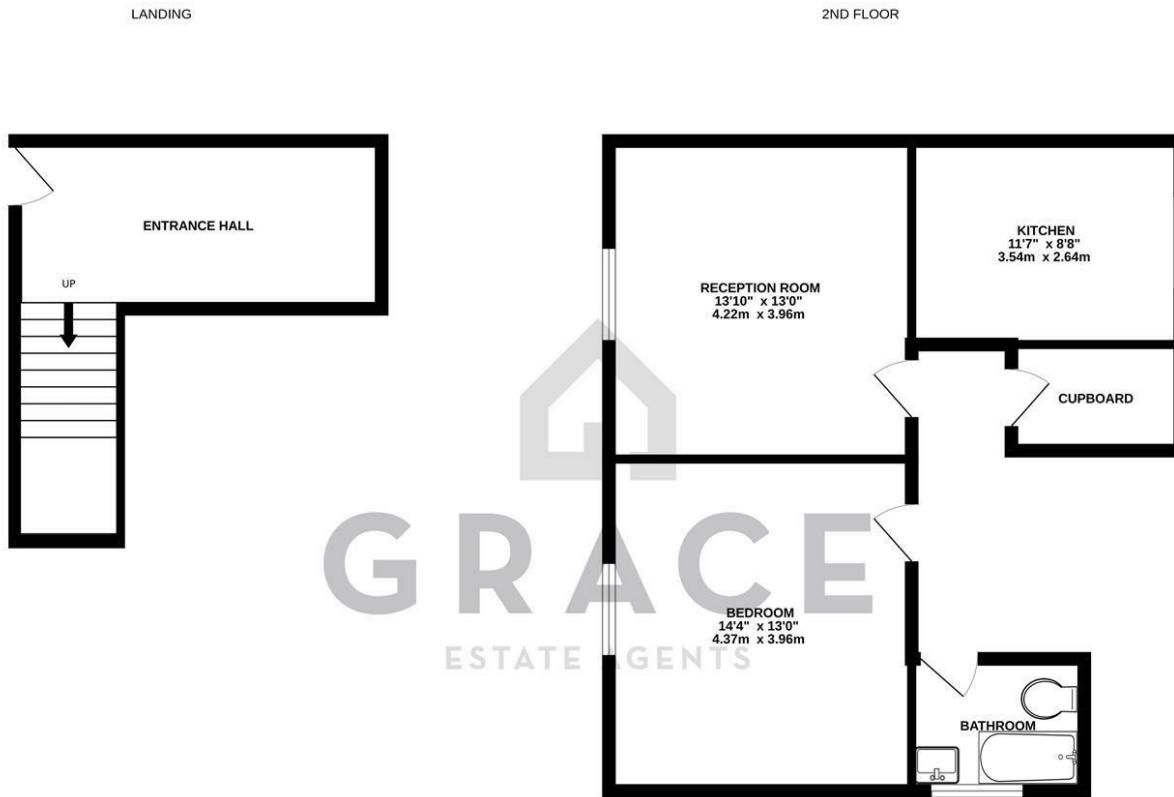
A range of wall and base units, integrated oven, space for fridge freezer and washing machine, single glazed window, boiler.

#### **Cupboard**

7'8 x 5'1 (2.34m x 1.55m)







# GRACE

ESTATE AGENTS

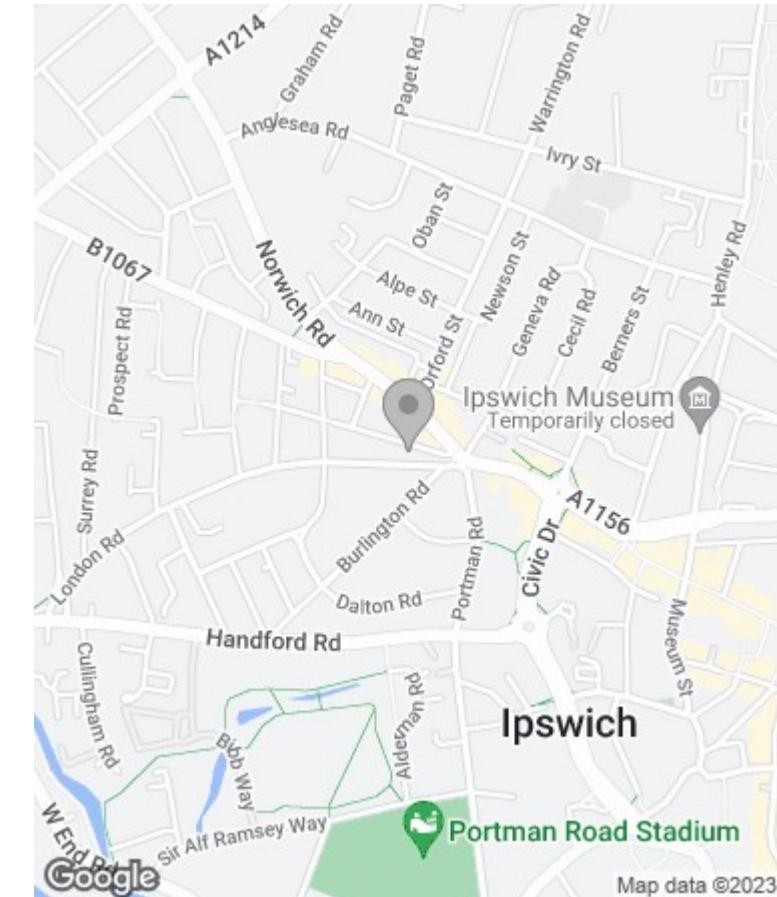
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is given for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such 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	59	67
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		