



St. Marys Road, Ipswich, Suffolk
£170,000

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- ALLOCATED PARKING FOR 1 CAR
- TWO BEDROOM GROUND FLOOR FLAT
- SERVICE LIFTS
- POPULAR NORTH-EAST IPSWICH
- WOODLAND VIEWS
- FAMILY BATHROOM
- BAYED WINDOWS TO SIDE
- OPEN PLAN LOUNGE/KITCHEN
- NEW STYLE ELECTRIC HEATING
- LARGE HALLWAY



Grace Estate Agents are pleased to present for sale this TWO BEDROOM GROUND FLOOR APARTMENT which overlooks woodlands and situated in a sought after location of North East Ipswich. This Apartment benefits from allocated parking for one car, updated electric slimline panel heating which is energy saving, service lifts, bayed windows in the lounge and master bedroom, bedroom one measuring 5.21m x 3.38m and double glazed sash windows. The property is well presented and early viewing is advised.





Hallway

Double door cloakroom storage cupboard, and separate airing cupboard with storage, carpeted.

Lounge

14'7" x 11'1" (4.47 x 3.40)

Open planned into kitchen, bayed windows looking onto woodland. Electric fire with surround, two electric panel heaters, carpeted.

Kitchen

10'11" x 6'0" (3.34 x 1.84)

Range of base and wall units including cupboards, draws and display shelving. Built-in double oven, electric hob and extractor fan. Space for 2 undercounter appliances and another space for a full height fridge freezer. Window to side overlooking woodland.

Bedroom One

17'1" x 17'7" (5.21 x 5.38)

Built-in double door wardrobe. Bayed window looking out to woodland area. Electric panel heater heater, carpeted.

Bedroom Two

11'1" x 7'4" (3.39 x 2.24)

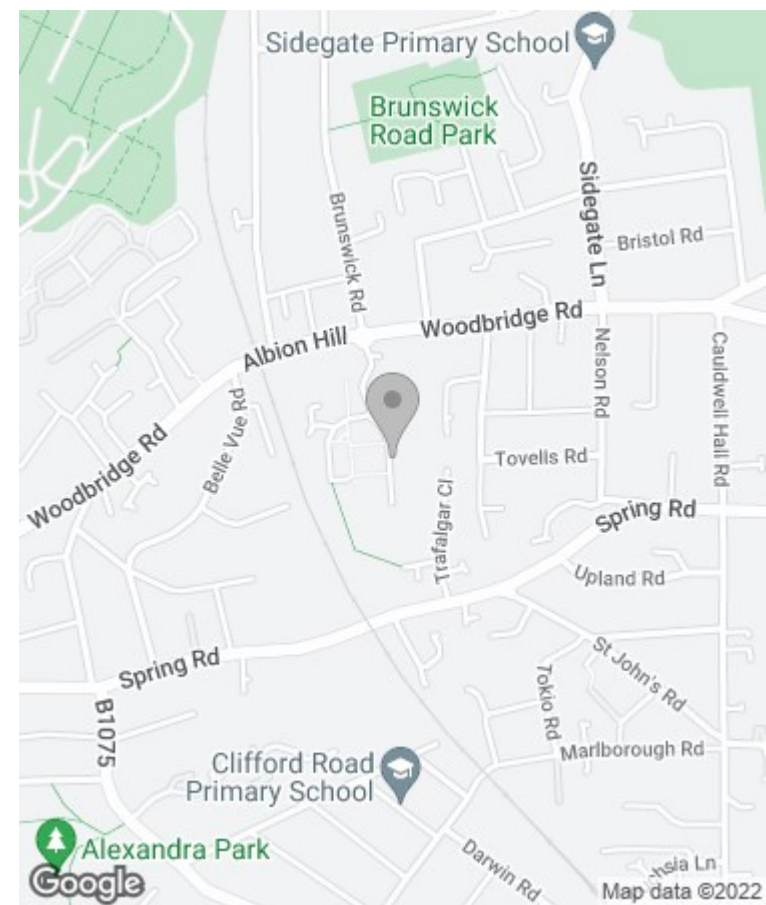
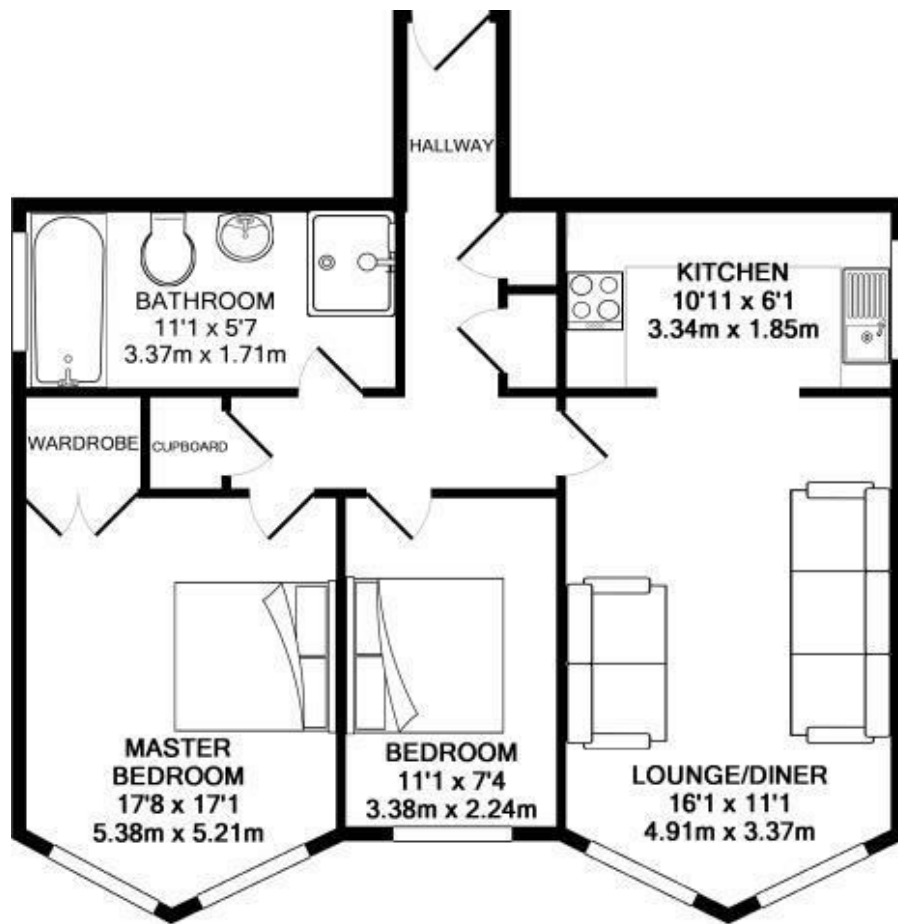
Bayed window looking onto woodlands, electric panel heater, carpeted.

Bathroom

5'7" x 11'0" (1.71 x 3.36)

Bath with hand held shower, separate shower enclosure, wash basin with mixer taps, low level WC, shaving point. Obscure window, carpeted.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		61	79
(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	

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.

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