



## Burrell Road, Ipswich, £650 Per month

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This one-bedroom apartment is ideally situated on Burrell Road, just a few minutes' walk from Ipswich Railway Station and the town centre.

The property offers an open-plan lounge/living space, kitchen with white goods and a bathroom with shower over bath. Further benefits include double glazing, gas central heating.

Located moments from Ipswich Station and the vibrant waterfront area, the property is close to local shops, cafés, gyms, and scenic riverside walks.

Perfect for a professional or commuter, with excellent transport links to London Liverpool Street and easy access to the A12/A14.

Available now.

- Studio Apartment
- Short Walk to Ipswich Train Station
- Open Plan Living Room / Bedroom
- Kitchen with White Goods
- Close to Town Centre
- Unfurnished
- Available Now
- EPC - C

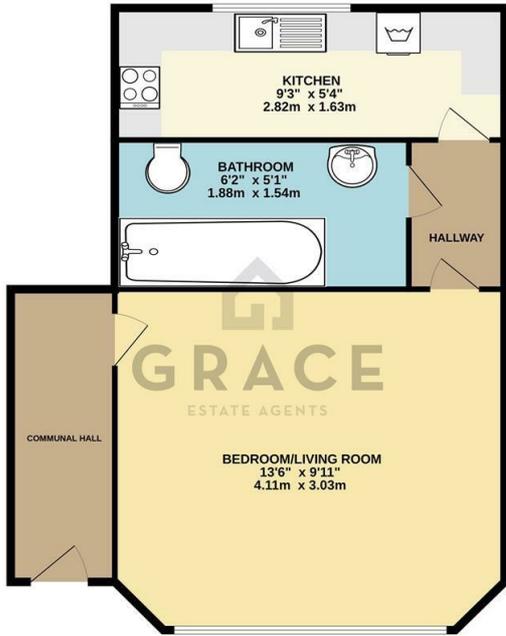
£650 Per month

### 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.



GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of above, 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 actual layout, dimensions and specifications should have not been noted and no guarantee as to their equality or efficiency can be given.  
Made with Memento 12/2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p>	



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.