



Postmill Close, Ipswich,
£120,000

Entrance Hall

Two storage cupboards and access to master bedroom, second bedroom, bathroom, lounge/diner and kitchen.

Master Bedroom

12'1" x 9'11" (3.69 x 3.04)

Double glazed window to front aspect and radiator.

Bedroom Two

10'9" x 8'0" (3.30 x 2.44)

Double glazed window to rear aspect and radiator.

Bathroom

8'3" x 6'10" (2.52 x 2.09)

Low level WC, hand wash basin, panelled bath with electric shower. Tiled splash back, double glazed window to rear aspect and wood style flooring.

Lounge/Diner

15'7" x 12'1" (4.76 x 3.70)

Two double glazed windows to front aspect, two radiators and electric fireplace.

Kitchen

11'2" x 7'4" (3.42 x 2.26)

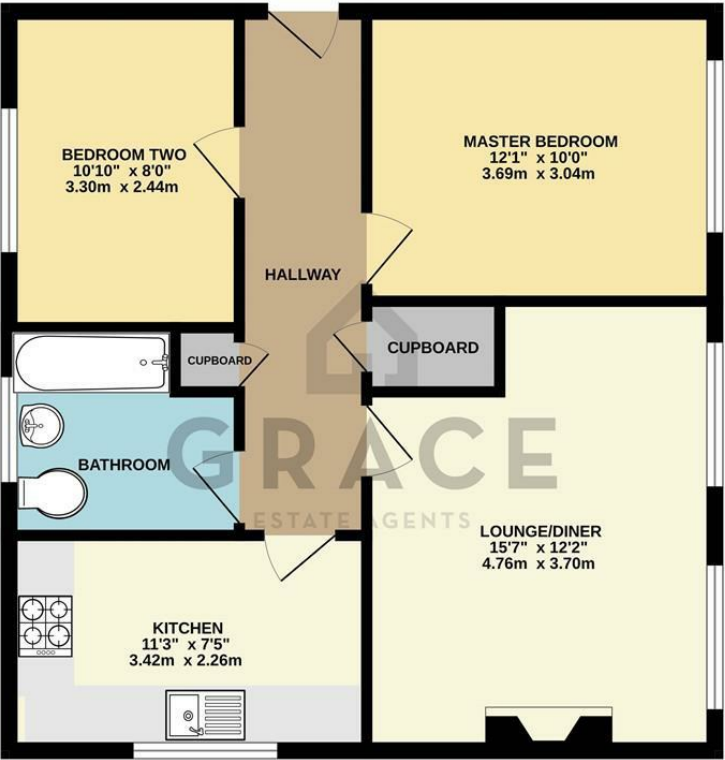
Matching eye level and base units, double glazed window to side aspect, space for washing machine, integrated hob, integrated oven with an extractor fan over and stainless steel splash back. Stainless steel sink with side drainer and mixer tap. Space for fridge freezer.

EPC

Please ask marketing agent for EPC details.



GROUND FLOOR

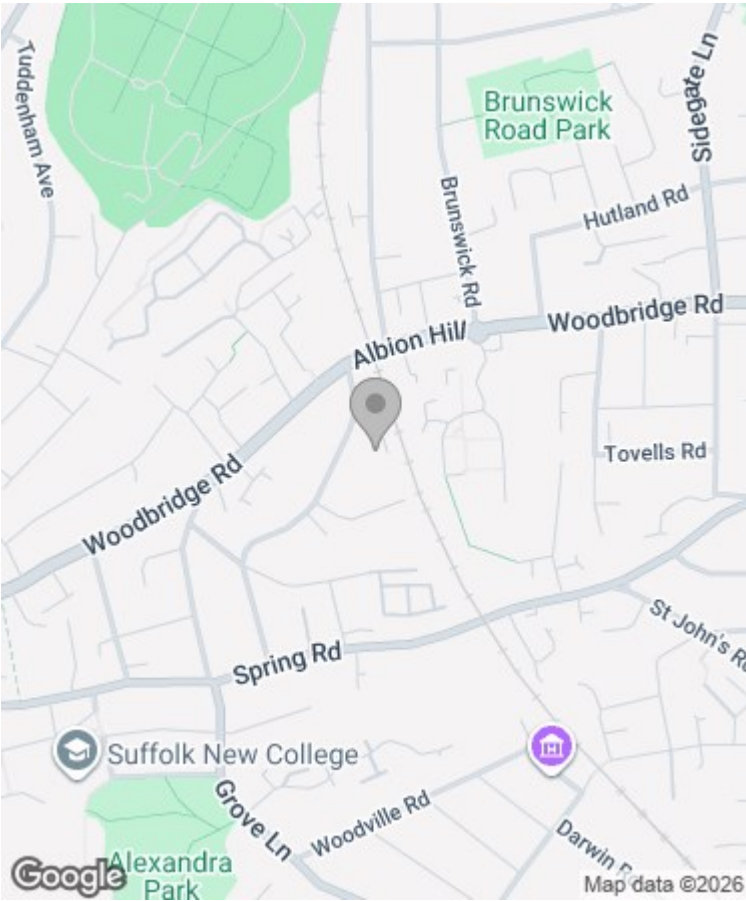


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	

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	