



TO LET

Norwich Road, Ipswich, Suffolk
£850 Per month

 **GRACE**
ESTATE AGENTS



THE PROPERTY

GRACE ESTATE AGENTS are pleased to present this Two Bedroom, Ground Floor Flat, situated on the North Side of Ipswich Town Centre. Within walking distance of local shops, and with a Bus Stop less than a stones throw from the front door, this property is certainly a great opportunity for a working professional needing easy transport links to the Town Centre and Main Routes.

The property comprises Two Double Bedrooms, a spacious Living Room, Fitted Kitchen, Cloakroom and Family Bathroom, as well as a Communal Garden. The property offers Gas Central Heating throughout, as well as UPVC Double Glazing.

Please Note: there is no allocated parking with this 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	

Disclaimer

Grace Estate Agents Ltd endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.