







Patteson Road, Ipswich, £1,250 Per month

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Grace Estate Agents are delighted to offer this well-presented three-bedroom townhouse situated on Patteson Road, benefiting from a private driveway and integral garage. The property enjoys a highly convenient location within walking distance of Ipswich Town Centre, which offers a wide range of retail outlets, cafés, and restaurants. Several local convenience stores can also be found nearby, along with the beautiful Holywells Park — an ideal setting for leisure walks and relaxation.

As you enter the property through the enclosed porch, you're welcomed by a decent sized hallway, which provides access to the open-plan kitchen and dining area. The kitchen is fitted with a Range-style cooker, gas hob, and breakfast bar, creating a practical and sociable space for everyday living. There is also a ground-floor cloakroom with WC.

To the first floor, there is a spacious lounge enjoying excellent natural light through large front-facing windows. Also located on this level is the third bedroom and a modern shower room comprising a walk-in shower, toilet and wash basin.

The second floor accommodates two further well-proportioned bedrooms, and a separate family bathroom.

Available now!

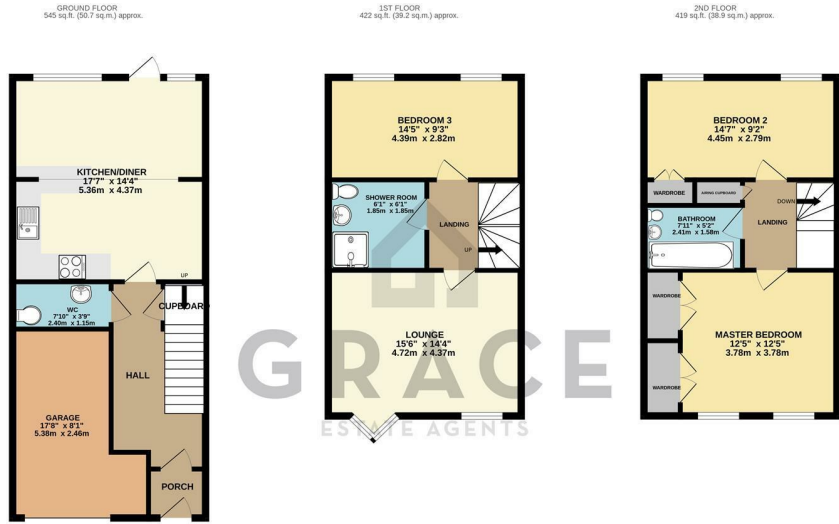
£1,250 Per month

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.

- Three Large Bedrooms
- Open Plan Kitchen/Diner
- Private driveway and integral garage
- Close proximity to Holywells Park and local amenities
- Excellent transport links
- Sought-after location within walking distance of Ipswich Town Centre

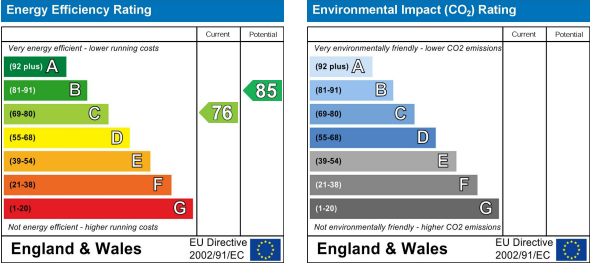




TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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