



TO LET
Belstead Road, Ipswich, Suffolk



- Three Bedroom, Semi-Detached House
- FRESHLY DECORATED THROUGHOUT
- Two Reception Rooms
- First Floor Bathroom
- Gas Central Heating
- Double Glazing Throughout
- Within Walking Distance to Ipswich Station
- Enclosed Rear Garden
- Off-Road Parking

GRACE ESTATE AGENTS are pleased to present this Three Bedroom, Bay-Fronted, Semi-Detached family home. The property provides Off-Road Parking, Two Reception Rooms, Kitchen, First Floor Bathroom & Three Bedrooms.

The property is within close proximity of the the Town Centre and Ipswich Waterfront which includes a variety of cafes, restaurants and bars. The property is in walking distance of Ipswich Main Line Train Station, providing quick links to London Liverpool Street, Cambridge and Norwich. There is also easy access to the A14/A12.





Front Garden

To the front of the property is a low level fence together with a dropped kerb providing off road parking. Side access to the rear garden.

Hallway

Double glazed door to front with glazed side panels, glazed door to side leading to the rear garden, staircase leading to the first floor, radiator, doors leading to:-

Kitchen

11'6" x 5'4" (3.53 x 1.65)

Double glazed window to side and rear. A range of base and wall units with cupboards and drawers and worktops over.

Lounge

14'6" x 10'5" (4.42 x 3.18)

Double glazed window to front aspect, wooden flooring, radiator.

Landing

Double glazed opaque window to side aspect, doors leading to:

Master Bedroom

15'1" x 10'0" (4.62 x 3.05)

Double glazed window to the front aspect, wooden flooring, cast iron feature fireplace, radiator.

Bedroom Two

12'7" x 10'4" (3.86 x 3.15)

Double glazed window to rear aspect, radiator.

Bedroom Three

10'0" x 6'9" (3.05 x 2.08)

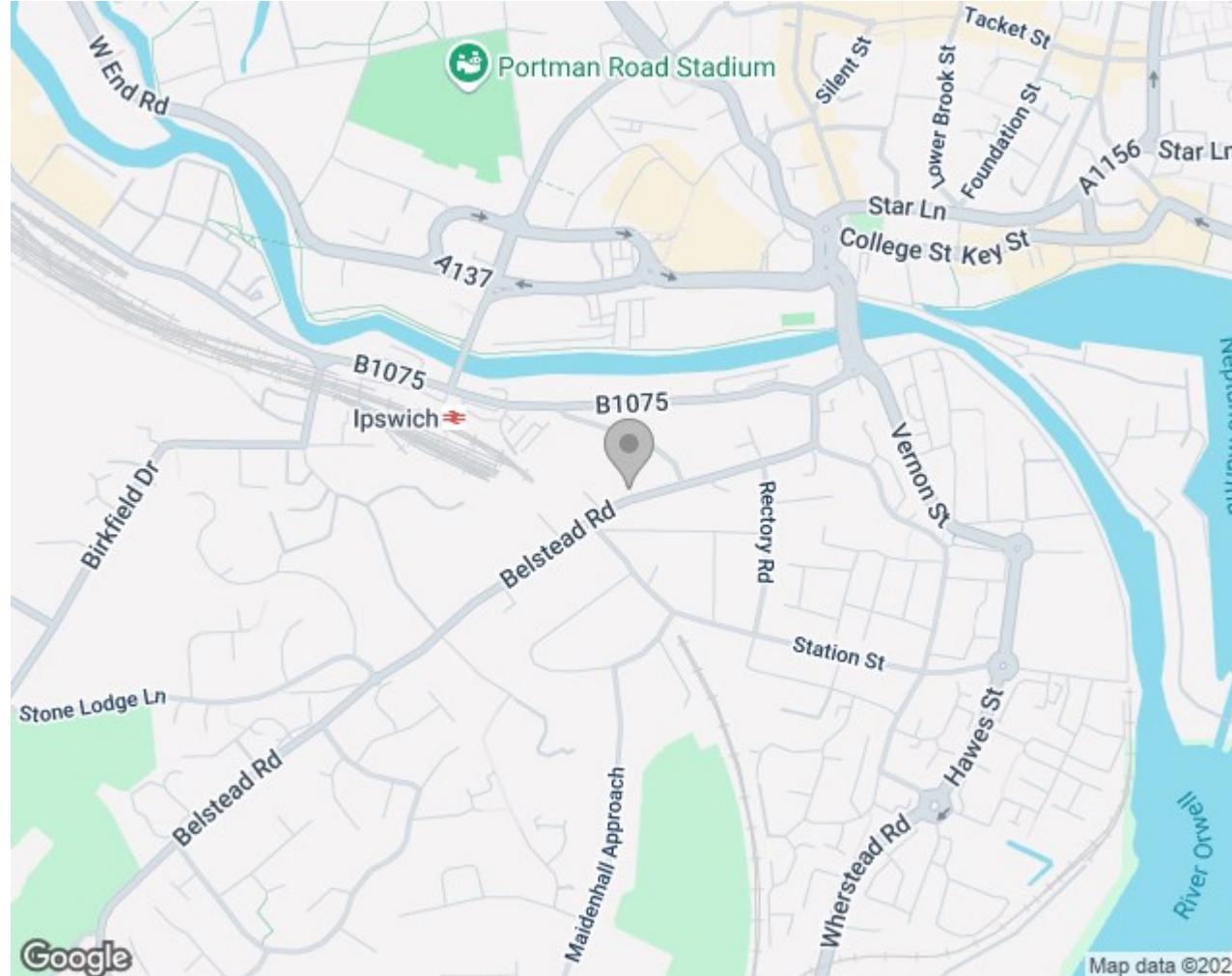
Double glazed window to front aspect, radiator, built in airing cupboard.

Family Bathroom

Double glazed window to rear and side aspect, bath with mixer tap over, pedestal hand wash basin, low level WC, loft hatch.

Rear Garden

The fully enclosed rear garden provides features trees and shrubs and a tired walkway.



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 | | 84 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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 | |