

Wentworth House, Ipswich,  
£110,000

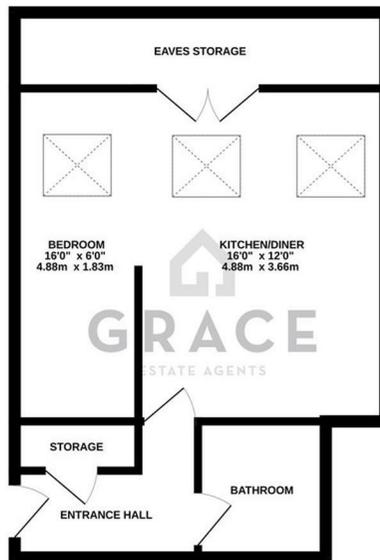
**GRACE**  
*Estate Agents*

 1  1  1  B



**GRACE**  
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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are for information purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 12025

ENTRANCE HALL  
One Radiator, access to the Bathroom, Kitchen/diner and Storage cupboard.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-91) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(21-34) <b>E</b>		
(11-20) <b>F</b>		
(1-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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- MODERN BATHROOM
- OPEN PLAN LIVING
- CAR PARKING SPACE
- WALKING DISTANCE TO IPSWICH TOWN CENTRE
- WALKING DISTANCE TO IPSWICH TRAIN STATION
- CYCLE STORAGE
- TOP FLOOR STUDIO FLAT
- MODERN KITCHEN
- SPACIOUS EAVES STORAGE



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.