



Fulham Way, Ipswich,
£1,800 Per month

GRACE



GRACE ESTATE AGENTS are offering a fantastic opportunity to rent this delightful, Five Bedroom, Recently Refurbished Townhouse, situated in the popular Bramford Gardens development on the west side of Ipswich, IP1.

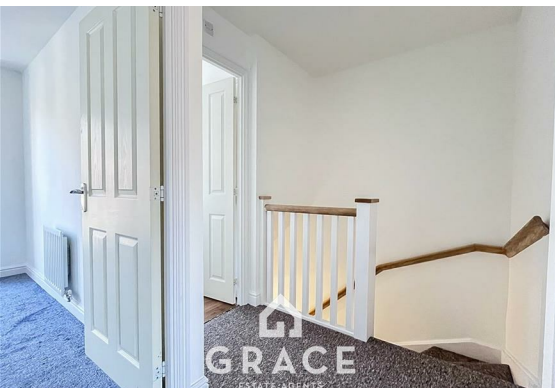
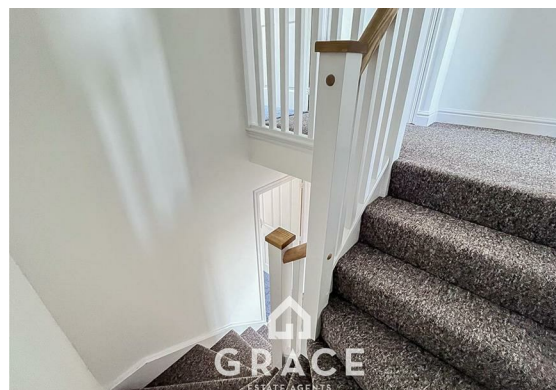
The local area is well serviced with easy access to the Ipswich town centre with its many shopping and banking facilities as well as the mainline railway station with direct links to London Liverpool Street and Norwich. The A14 trunk road is also nearby along with many local shops.

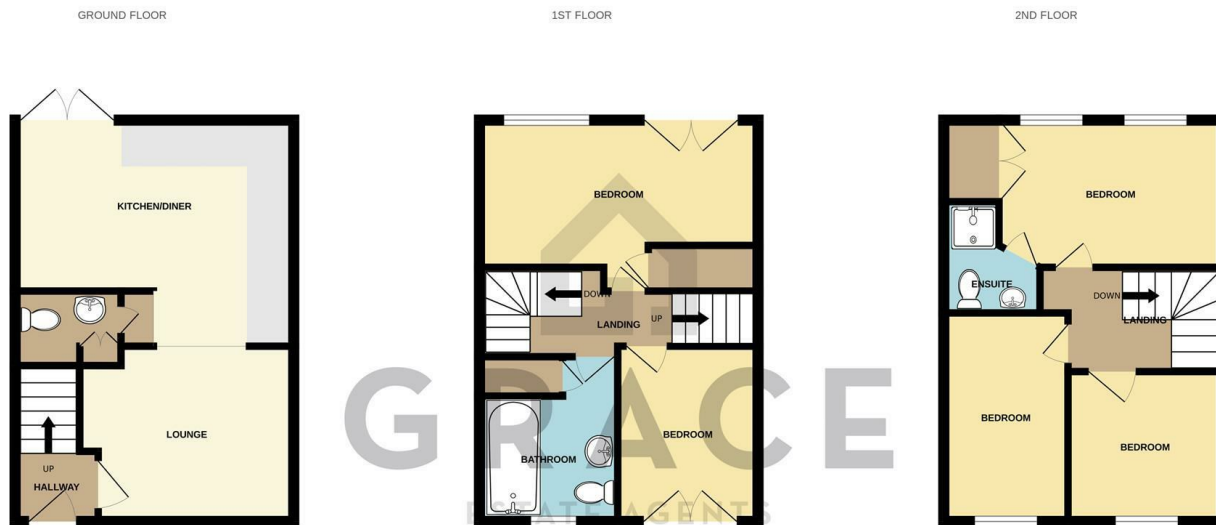
The property itself benefits from an open plan living space on the ground floor with cloakroom and a kitchen diner, two double bedrooms and family bathroom on the first floor and master bedroom with ensuite and two further bedrooms on the second floor. There is gas central heating throughout and the property is double glazed throughout along with allocated parking to the rear.

The property has undergone redecoration throughout, along with new carpets and flooring top to bottom.

Available NOW!





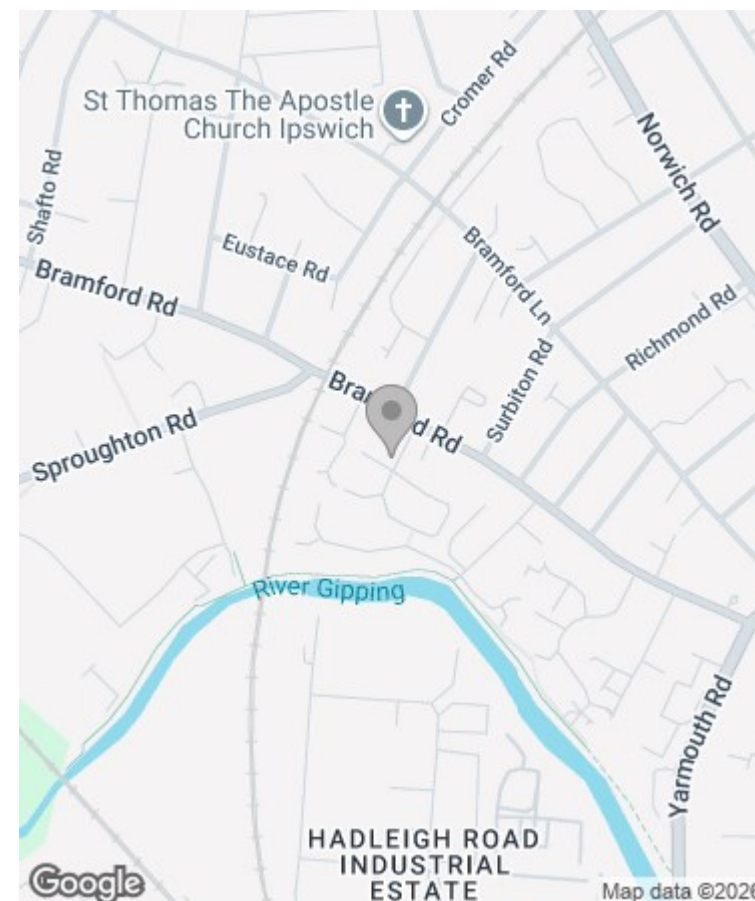


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firm's 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		89
(81-91) B		
(69-80) C	79	
(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	