



## Elliott Street, Ipswich, £995 Per month



GRACE ESTATE AGENTS are pleased to be offering this Three Bedroom, Mid-Terraced House for Rent. It has been fully re-furbished throughout; with New Kitchen and Bathroom, New Carpets throughout and Freshly Painted.

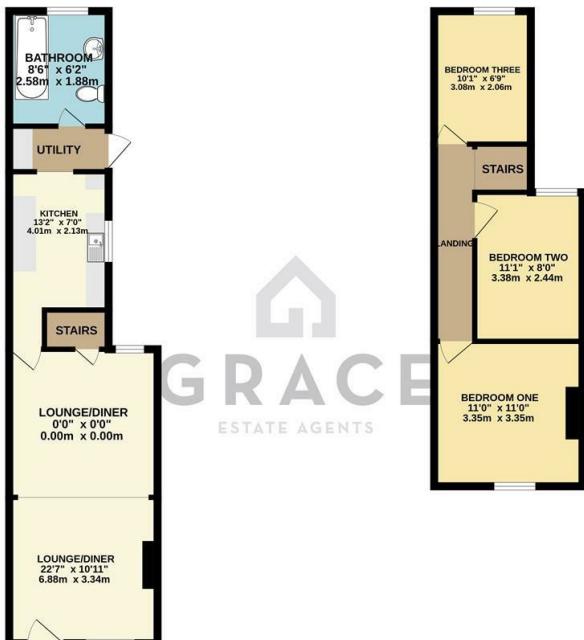


- Three Bedroom, Mid-Terrace House
- Period Property
- Large Living/Dining Room
- NEW Modern Kitchen
- Utility Lobby
- NEW Modern Bathroom
- Gas Central Heating & Double Glazing
- On-Street Parking

**£995 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.



TOTAL FLOOR AREA - 743 sq ft. (68.0 sq m) approx.  
Whilst every care has been taken 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 mistake. Prospective buyers are advised to make their own measurements and to seek professional advice if necessary. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Meriton C3204.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.