

TO LET

Phoenix Road, Ipswich, Suffolk
£1,200 Per month

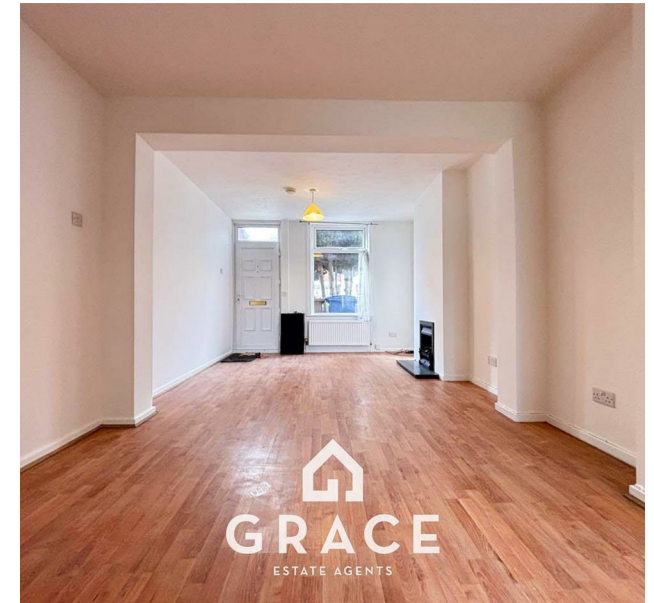
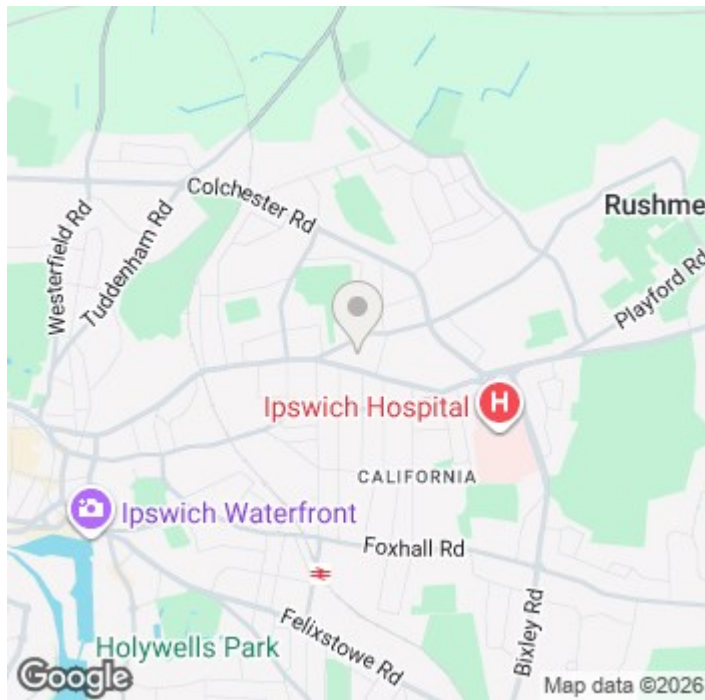
 **GRACE**
ESTATE AGENTS

- Three Bedroom, Mid-Terrace Property
- East Ipswich Location
- Modern Downstairs Bathroom
- On-Street Parking (Non-Permit)
- Open-Plan Living Area
- Modern, Fitted Kitchen
- Gas Central Heating & Double Glazing

THE PROPERTY

GRACE ESTATE AGENTS are pleased to present this Three Bedroom, Mid-Terraced Home to the East of Ipswich. Within close distance to the Hospital, local Shops, Schools and Bus Routes, this is an ideal home for a Working Couple or Small Family.

The property comprises a spacious Lounge/Diner, Fully-Fitted Kitchen, downstairs Family Bathroom with Shower-Over-Bath, and Three Bedrooms Upstairs (Two Doubles and One Single Room).



Disclaimer

Grace Estate Agents Ltd endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	86		
	67	57	66
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	