



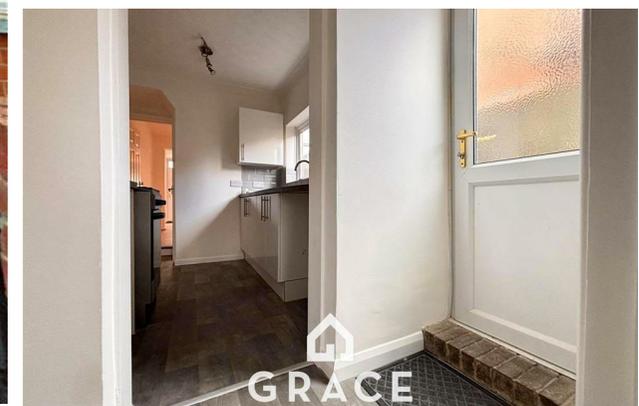
  
**GRACE**  
ESTATE AGENTS



  
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# TO LET

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

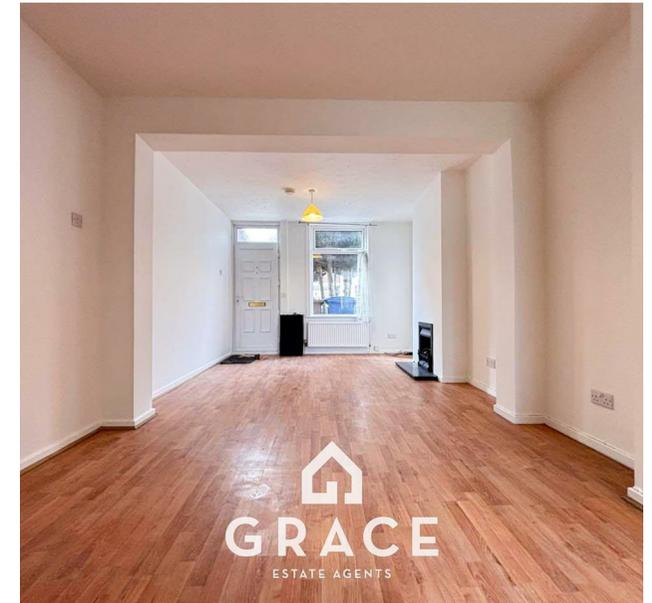
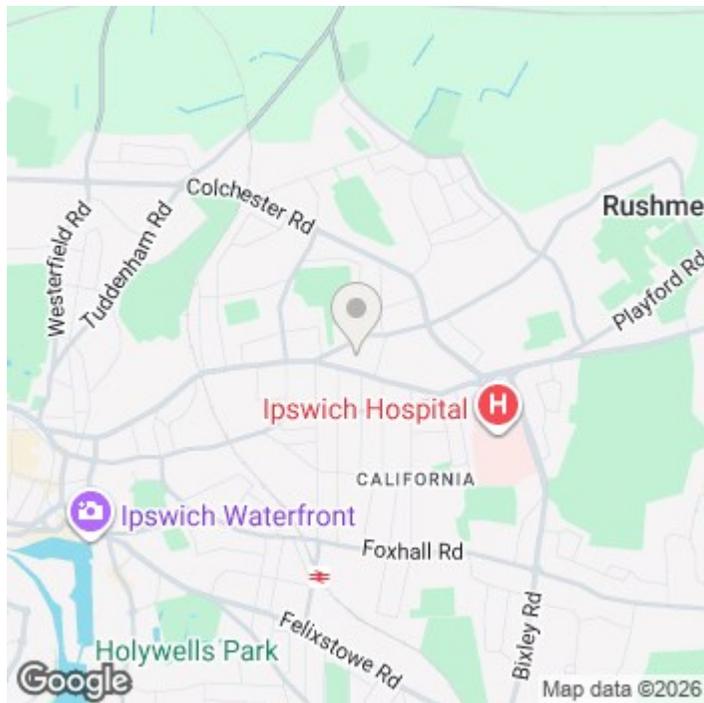
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- Three Bedroom, Mid-Terrace Property
- East Ipswich Location
- Modern Downstairs Bathroom
- On-Street Parking (Non-Permit)
- Open-Plan Living Area
- Modern, Fitted Kitchen
- Gas Central Heating & Double Glazing

## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			66
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			57
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	