



Burrell Road, Ipswich,
£120,000

GRACE

Estate Agents



GRACE ESTATE AGENTS are delighted to present this well presented apartment located on Burrell Road in the vibrant town of Ipswich. This delightful property, completed in 2018, offers a modern living experience with a well-thought-out layout spanning 570 square feet.

As you enter, you are greeted by a spacious reception room that provides a perfect space for relaxation or entertaining guests. The apartment features one comfortable bedroom, ideal for a single occupant or a couple seeking a cosy retreat. The bathroom is well-appointed, ensuring convenience and comfort for daily routines.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. The apartment's contemporary design and quality finishes make it an attractive option for those looking to enjoy a low-maintenance lifestyle in a desirable location.

Situated in Ipswich, you will benefit from a range of local amenities, including shops, restaurants, and parks, all within easy reach. This property is perfect for first-time buyers or investors looking to add to their portfolio.

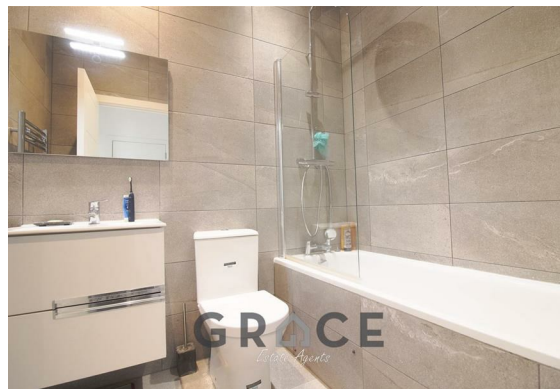
In summary, this apartment on Burrell Road presents an excellent opportunity to own a modern, stylish home in a thriving community. Don't miss your chance to view this lovely property and experience all it has to offer.

Entrance Hall

Access to the second entrance hall, ideal space to store coats and foot wear.

Entrance Hall

Access to the bedroom, kitchen/diner, bathroom and built in storage cupboard.





Bedroom

15'9" x 8'11" (4.81 x 2.72)

Double glazed window to front aspect, radiator, wood style flooring and storage cupboard.

Kitchen/Diner

16'1" x 14'5" (4.91 x 4.40)

Wooden style flooring, two double glazed windows to front aspect, double glazed window to side aspect, two radiators, built in single oven with hob and extractor fan above, single bowl stainless steel sink with side drainer and mixer tap. Built in fridge freezer, matching eye level and base units with wood style work tops.

Bathroom

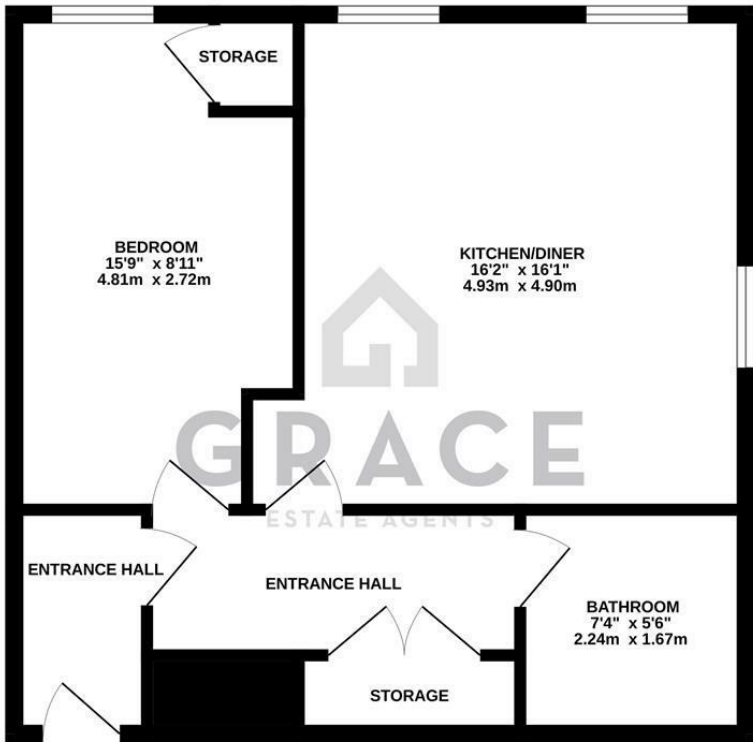
7'4" x 5'5" (2.24 x 1.67)

Low level WC, hand wash basin with mixer tap, heated towel radiator, tiled bath with mixer tap and shower on riser rail. Tiled flooring and walls.

Parking

The property comes with one allocated parking space.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

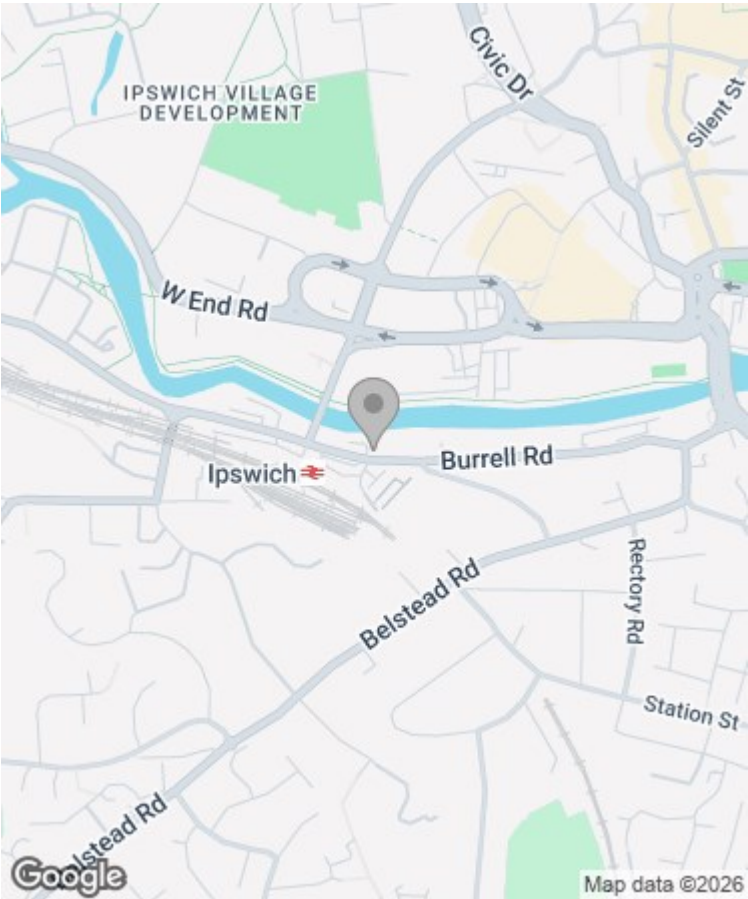


TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 firms 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 | | |
| (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 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 | |