



Burnham Close, Ipswich,
£1,050 Per month



GRACE ESTATE AGENTS are pleased to be offering this Two Bedroom, Semi-Detached House in the popular IP4 Area. The property is within a short distance of helpful, local amenities, such as Primary Schools, Shops, Supermarkets and a convenient route into the Town Centre.

The property comprises a large Lounge/Diner, Modern, Fitted Kitchen with some White Goods included. There is also a Conservatory to the rear of the property, and a Garden. Upstairs, there are Two Double Bedrooms and a Bathroom with a Shower-Over-Bath.

There is Off-Road Parking to the front of the property, as well as an Allocated Single Garage, perfect for Storage or Parking. Heating is supplied through a Gas Central Heating system and the property has Double Glazing throughout.





- Two Bedroom, Semi-Detached House with Garage
- Modern Fitted Kitchen
- Some White Goods Included
- Front and Rear Gardens
- Conservatory
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Nearby Ameneties

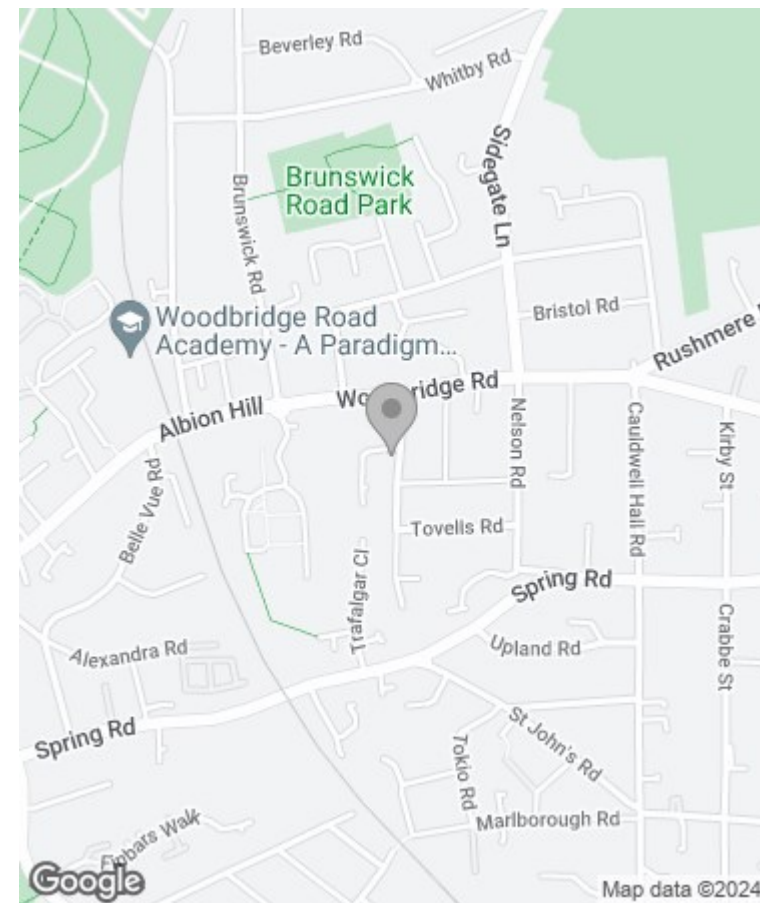


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	(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	