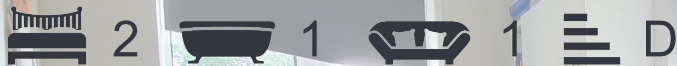




Pearse Way, Ipswich, Suffolk

£970 Per month



GRACE ESTATE AGENTS are pleased to present this Two Bedroom, Semi-Detached House located in Warren Heath. With great access to Felixstowe Docks, Ipswich Hospital and BT at Martlesham.

The property comprises of Entrance Hallway leading to the Kitchen with appliances to include Washing Machine, Tumble Dryer, Integrated Oven and Hob with Cooker Hood, Dishwasher and Fridge Freezer. Through to the Lounge/Diner is a sofa with coffee table, Dining Table for 4 people and a large TV fitted to the wall.

Upstairs there is the Master Bedroom with Fitted Wardrobe and Bedside Drawers. The 2nd Bedroom is currently used as an Office equipped with a Desk, Office Chair and Book Shelf. The Bathroom includes Toilet, Sink and a Shower over the Bath.

Outside, there is the Garden to the front of the property and One Parking Space to side of the property.

- Two Bedroom, Semi Detached House
- Great Location
- Part Furnished
- White Goods Included
- One Allocated Parking Space
- Front Garden

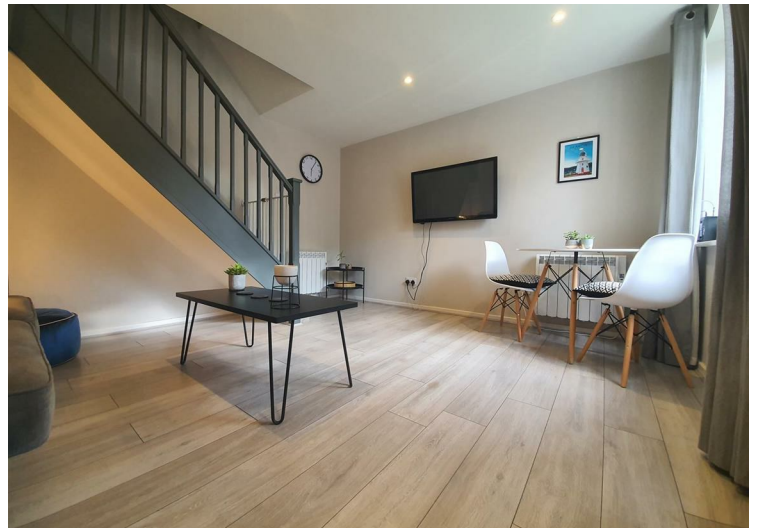
£970 Per month

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.



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 (38-54) 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 (38-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	90		
	57		
England & Wales EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.