



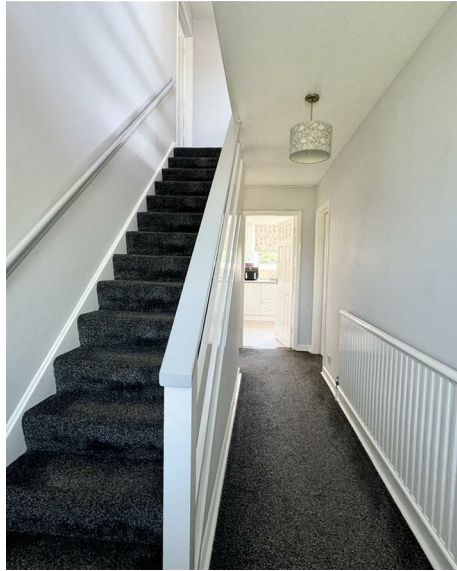
TO LET

Playfield Road, Ipswich, Suffolk
£1,450 Per month



THE PROPERTY

- Four Bedroom, Detached Family Home
- Large Living Areas
- Kitchen complete with some White Goods
- Three Double Bedrooms and One Single Room
- Great Village Location
- Off Road Parking
- Garage
- Close to Local Amenities
- Easy Access to A12 and A14



GRACE ESTATE AGENTS are pleased to present this Four Bedroom, Detached Family Home in Capel St Mary, Ipswich.

The property comprises of Entrance Porch leading in to the hallway. From the hallway is the Large Living Area, downstairs W/C and Kitchen complete with an Electric Cooker, Dishwasher and space for Washing Machine and Tumble Dryer. Through the Kitchen is access to the Utility Room, Garage and Rear Garden.

Upstairs to the front of the property is the Master Bedroom, with a further Two Double Bedrooms and a Single Bedroom. The upstairs Family Bathroom consists of a Shower over the Bath, heated towel rail and large cabinet.

Outside there is parking for two cars, a Single Garage, Front and Rear Gardens with side access.

Capel St Mary is a popular village situated approx. 5 miles from Ipswich Town Centre. The village has great access to the A12 & A14 which makes it a great commuter route to London. Within the village there is a co-op, post office, bakery and various other small business's.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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		

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.