



## Cheltenham Avenue, Ipswich, £1,350 Per month



GRACE ESTATE AGENTS are delighted to be offering this Three Bedroom, Semi-Detached House to Rent. Situated in the North of Ipswich, bordering the popular Dales area; this property is ideally located for convenience and peaceful living.

This delightful property boasts a Spacious Entrance Hallway, Large Living Room, Open Plan Kitchen with an integrated Oven and Hob, and a Dining Room space with Patio Doors out to the Garden.

The large windows create plenty of Natural Light throughout, creating a pleasant feel within the property.

Upstairs, there are Two Double Bedrooms and One Single Room, as well as the Family Bathroom with a Shower-Over-Bath.

To the rear, there is a Multi-Level Garden, with Patio and Lawn, as well as the Garage which is accessed to the rear of the property.

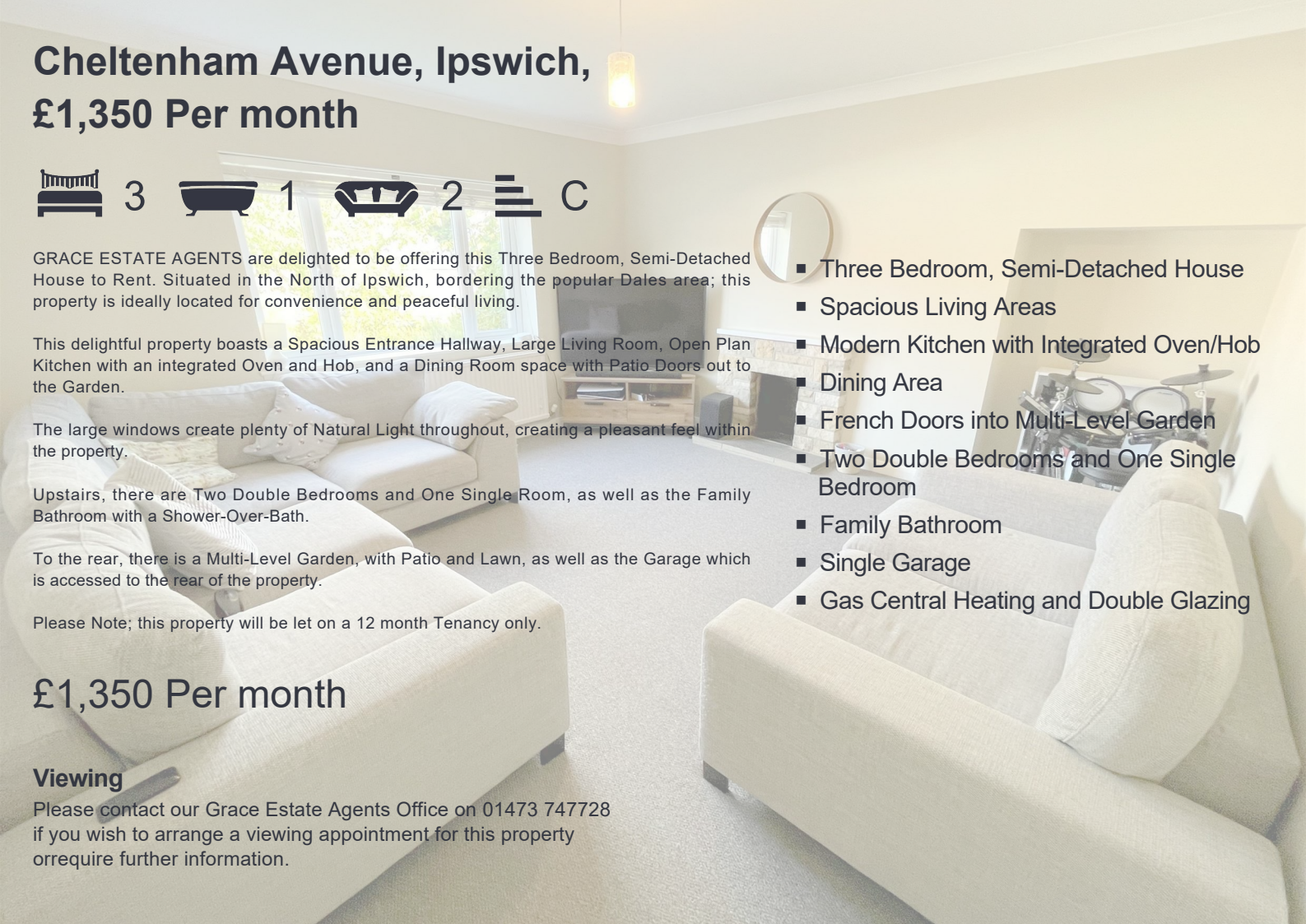
Please Note; this property will be let on a 12 month Tenancy only.

£1,350 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.

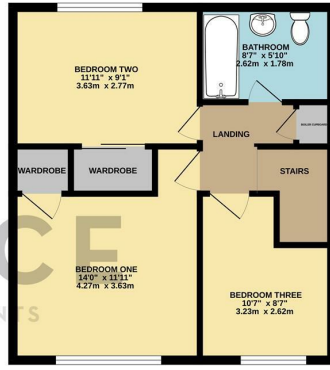
- Three Bedroom, Semi-Detached House
- Spacious Living Areas
- Modern Kitchen with Integrated Oven/Hob
- Dining Area
- French Doors into Multi-Level Garden
- Two Double Bedrooms and One Single Bedroom
- Family Bathroom
- Single Garage
- Gas Central Heating and Double Glazing



GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(91-91) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>70</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.