



Jovian Way, Ipswich,
£150,000

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Guide price: £160,000. GRACE ESTATE AGENTS ARE DELIGHTED TO PRESENT this spacious two bedroom ground floor flat located on the west side of Ipswich. This ground floor flat comes with a single garage and a residence parking bay adjacent to the property. Large Kitchen diner, that is an open plan space. LVT flooring in the Entrance hall, Bathroom and the Kitchen area. Built in storage in the Entrance hall and Master Bedroom which is very efficient.

Entrance Hall

Window to the rear of the property, on left hand side when entering the property. LVT flooring, one radiator, access to two storage cupboards, Master bedroom, Bedroom one, Bathroom and Kitchen diner.

Master Bedroom

10'2" x 10'5" (3.1 x 3.2)

One front facing window, one radiator, built in wardrobe with double doors.

Bedroom One

5'6" x 10'9" (1.7 x 3.3)

Front facing window, one radiator.

Bathroom

7'6" x 6'6" (2.3 x 2)

Rear facing window, one radiator, bath tub with a mixer tap shower attachment on a riser rail. Fitted sink with built in storage below, Toilet with basin. LVT flooring.

Kitchen Diner

20'8" x 10'9" (6.3 x 3.3)

Rear facing window, Front facing window, one radiator, Built in oven and plumbing for washing machine fitted under the sink. LVT flooring.

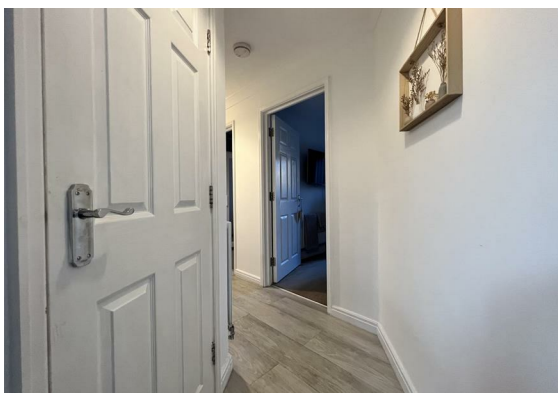
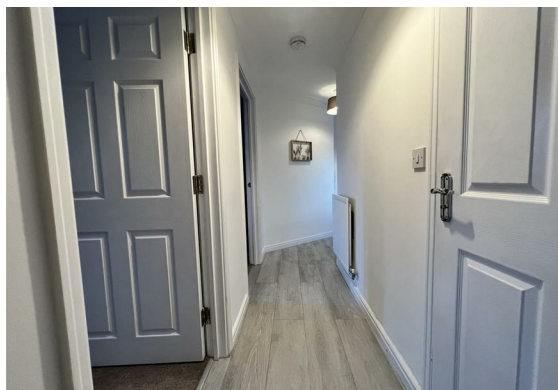
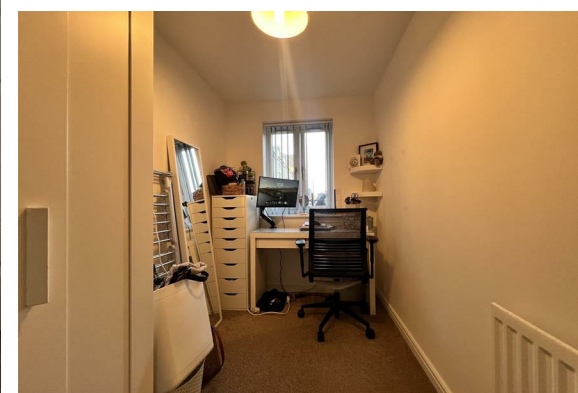
Garage

8'2" x 20'4" (2.5 x 6.2)

Single garage with up and over door.

Annual Charges

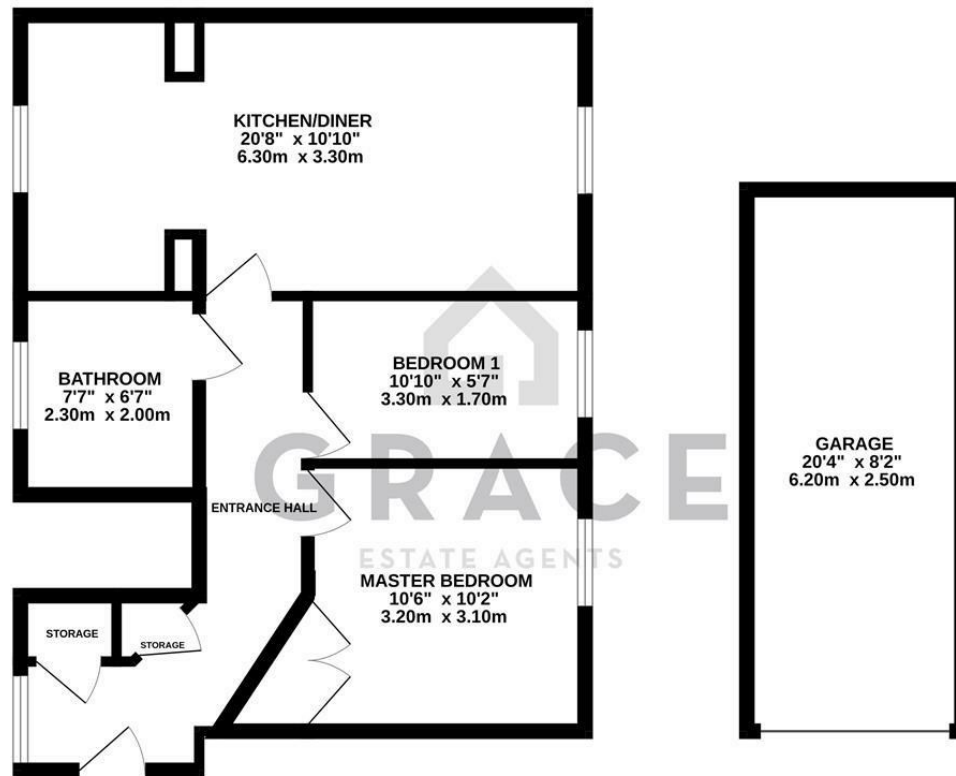
Ground rent per six months - £150,
Service charge £102 per month,
Approximately 109 years left on the lease.





- Ground floor flat
- Desirable location
- Single Garage
- Residence parking bay adjacent to the property
- Open plan Kitchen diner
- Spacious built in storage in Entrance hall and Master Bedroom
- LVT flooring in the Entrance hall, Bathroom and Kitchen area.
- Gas central heating

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



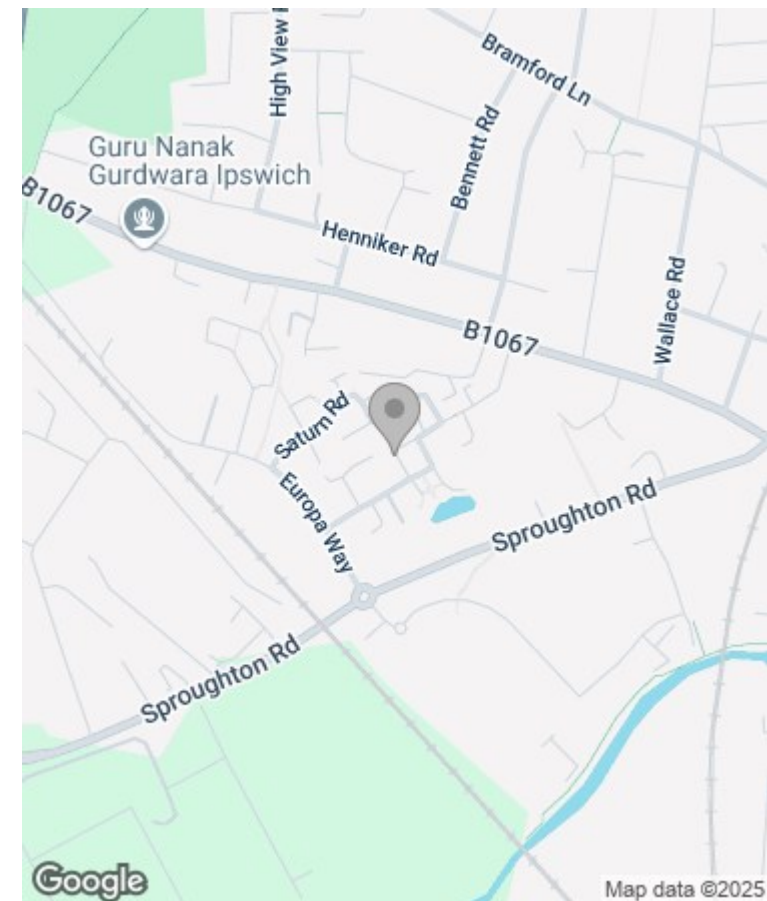
TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

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	