



**GRACE**  
ESTATE AGENTS



Mottram Close, Ipswich,  
£1,100 Per month

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GRACE ESTATE AGENTS are delighted to be offering this Two Bedroom, Mid Terrace Home in the sought-after Pinewood area of Ipswich. Situated to the South-West of Town, this property offers an excellent array of local amenities nearby, such as Schools, Nurseries, Supermarkets, Restaurants, Doctors and parks.

Upon entering the property, there is a spacious Entrance Hall with plenty of understairs storage. There is also space to hang coats and keep your shoes. There are stairs up to the first floor. The large Living/Dining Room provides a great space with a large window to let in plenty of natural light. There is a back door into the rear garden, containing a convenient shed with electric, as well as a gate providing rear access. The kitchen offers a built-in, eye-level oven and a slimline dishwasher, as well as modern base and wall units.

To the front of the property, there is on-street parking available and a single garage for storage or parking. The property is heated with a Gas Fired Central Heating boiler.



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.

- Two Bedroom, Mid-Terraced Property
- Sought-After Pinewood Location
- Some White Goods Included
- Double Bedrooms
- Over-Head Shower over Bath
- Spacious Rear Garden
- Outdoor Shed with Electric
- Perfect for a Professional Couple or Small Family
- Separate Garage



### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		