

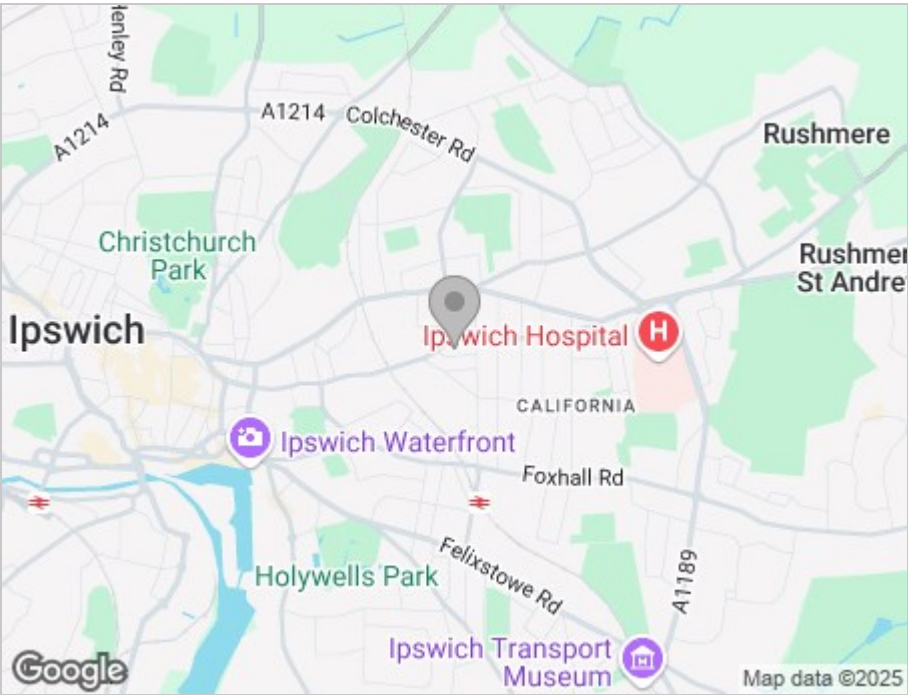


Springland Close, Ipswich, Suffolk
£850 Per month

GRACE ESTATE AGENTS are pleased to be offering this One Bedroom Maisonette, complete with its own Entrance and Stairway. The First Floor Hallway leads to an Open-Plan Living/Dining Room, a separate Kitchen, Bathroom and one Double Bedroom.

Outside there is ample On-Street Parking, as well as a separate Garage with one Parking Space within the Garage Block and Communal Garden.

The property is located at the end of a quiet, residential close in the popular IP4/East Ipswich area, just a few minutes' drive from both Ipswich Hospital and the Town Centre. There is also easy access to the A14 and the seaside town of Felixstowe.



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.

Accommodation

- One Bedroom, First Floor Maisonette
- Fitted Kitchen
- Fitted Bathroom
- Garage and On-Street Parking
- One Double Bedroom
- IP4 / East Ipswich Location



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			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	