



## 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		

- POTENTIAL BUILDING PLOT
- FULL PLANNING PERMISSION
- IP/23/00386/FUL
- CORNER PLOT
- IP4 LOCATION
- PLANNING FOR TWO STOREY DWELLING

### PLOT:

GUIDE PRICE: £95,000 TO £125,000. Located on this prominent corner (Cemetery/Finchley Road) location in the favoured IP4 area of Ipswich close to amenities, schooling, marina and town centre. Planning reference IP/23/00386/FUL can be viewed on the local authority web site for further details.

### LOCATION:

The plot is situated conveniently to the east of Ipswich town centre in this popular housing development. The property is in close proximity to an array of shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and 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.