



**GRACE**  
*Estate Agents*

Holman Court, Ipswich,  
£135,000

 2  2  1  B



GRACE ESTATE AGENTS are delighted to present this ground floor flat located in Holman Court, Ipswich. This modern residence, constructed in 2009, offers a comfortable living space of 689 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

The flat features a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The property also boasts two bathrooms, ensuring convenience for both residents and visitors alike.

Situated in a vibrant community, this flat benefits from its proximity to local amenities, including shops, parks, and transport links, making it easy to explore all that Ipswich has to offer. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy modern living in a sought-after location.

Do not miss the chance to make this delightful flat your new home.

### Entrance Hall

Access to the sitting room/dining room, kitchen, master bedroom, bedroom two and bathroom.

### Sitting Room/Dining room

15'3" x 14'7" (4.67 x 4.47)

Radiator, double glazed sliding doors to front aspect and access to the kitchen.

### Kitchen

9'2" x 7'5" (2.80 x 2.28)

Radiator, double glazed window to front aspect, space for fridge freezer, space for washing machine, single bowl sink with side drainer and mixer tap. Integrated single oven with hob and extractor fan above.







### Master Bedroom

11'0" x 10'5" (3.36 x 3.18)

Radiator, two double glazed windows and access to the ensuite.

### Ensuite

4'2" x 7'6" (1.29 x 2.30)

Low level WC, hand wash basin, tiled splash back and walk in shower with shower on raiser rail and mixer tap.

### Second Bedroom

10'6" x 7'2" (3.21 x 2.19)

Radiator and double glazed window.

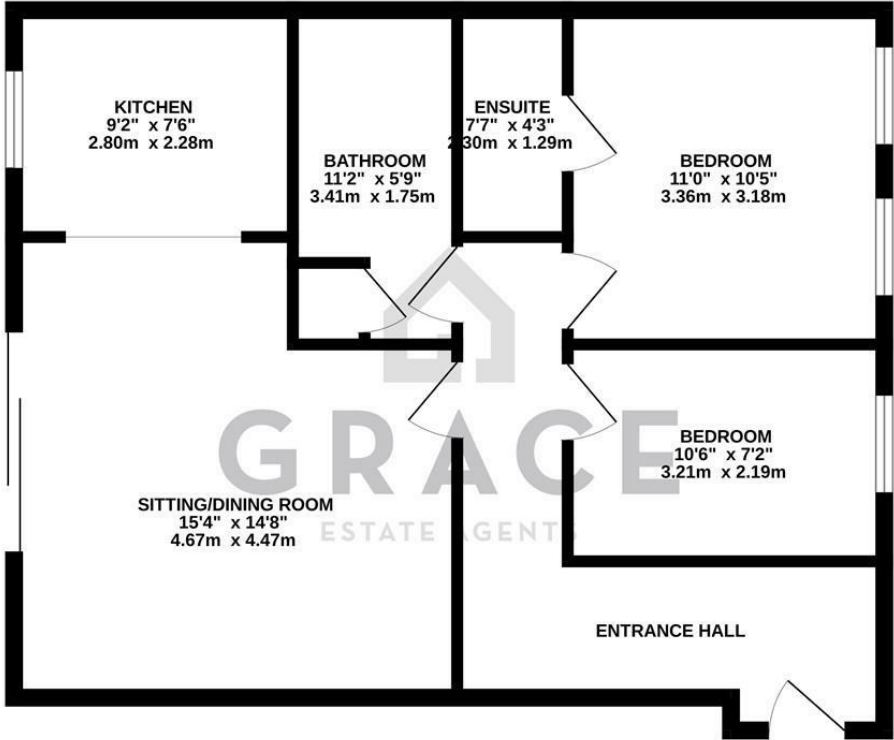
### Bathroom

5'8" x 11'2" (1.75 x 3.41)

Radiator, storage cupboard, hand wash basin, panelled bath with shower screen and shower on a riser rail. Tiled splash back and wood style flooring.



GROUND FLOOR

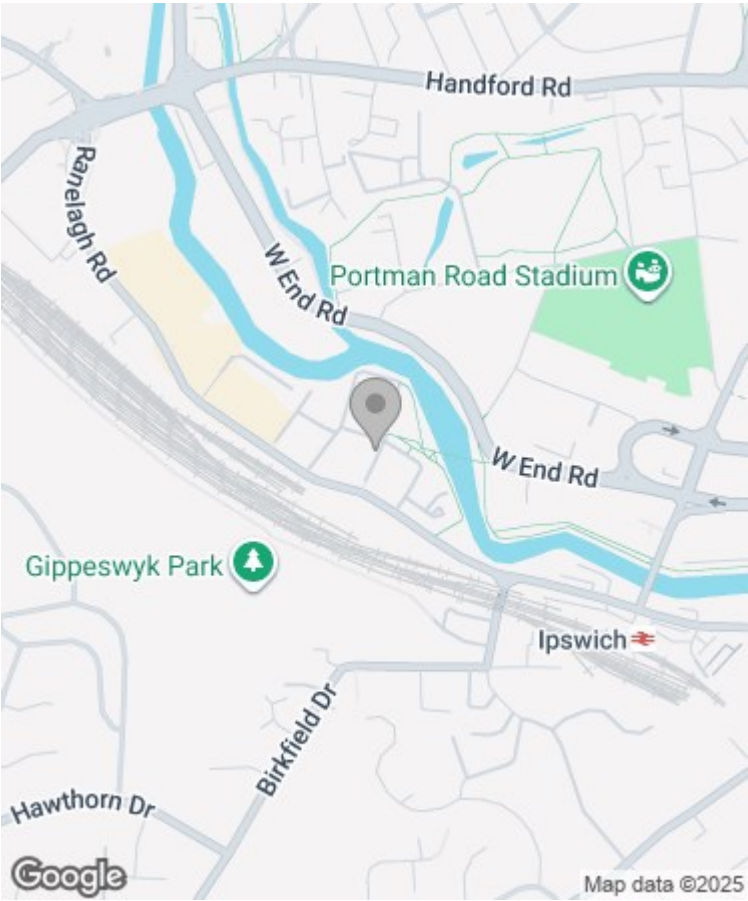


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |