



GRACE
ESTATE AGENTS



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Burlington Road, Ipswich,
£130,000



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GRACE ESTATE AGENTS are delighted to present this first floor, one bedroom flat located on Burlington Road in Ipswich.

One of 6 properties in a converted Victorian house, situated within a designated conservation zone, it offers a unique blend of historical character and modern living.

The property is set well back from the road, behind a tree-lined front garden and spans an inviting 484 square feet, making it an ideal choice for individuals or couples seeking a quiet, cosy and stylish home. The well-proportioned reception room has a beautiful bay window that faces southeast providing both space for entertaining and relaxing.

The flat also features a comfortable double bedroom with ample natural light and a well appointed bathroom with a feature arched window. The property has its own allocated parking space to the rear of the property and its location on Burlington Road also offers easy access to local amenities, shops, and the railway station.

It comes with a share of the freehold and annual maintenance charges are currently set at £800 a year.

Don't miss the chance to make this property your own!

Entrance Hall

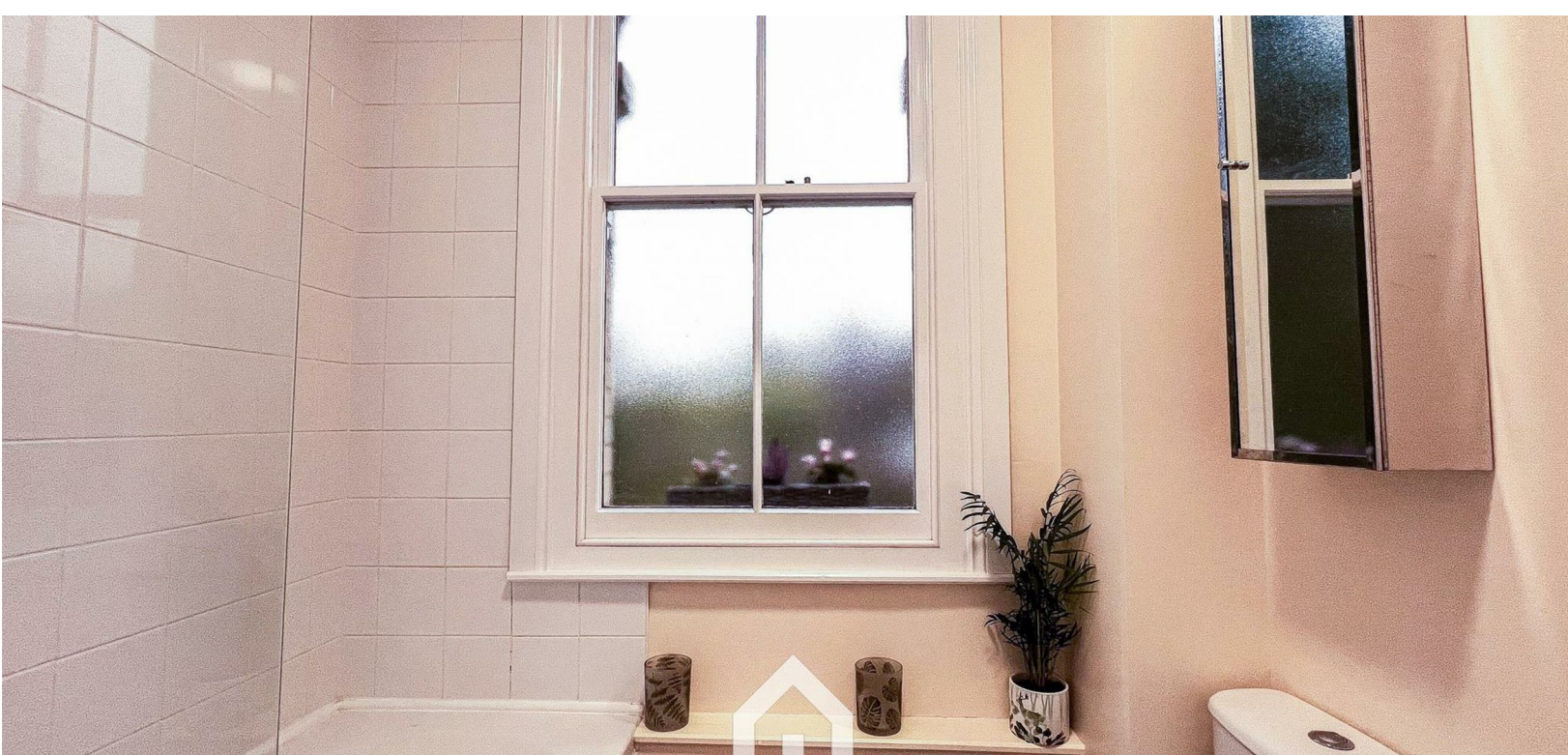
intercom phone, wood style flooring and access to the master bedroom, bathroom and sitting/dining room.

Master Bedroom

11'0" x 10'10" (3.36 x 3.32)

Single glazed sash window to front aspect, built in wardrobe, electric radiator and wood style flooring.





Bathroom

5'6" x 6'0" (1.70 x 1.85)

Low level WC, Single glazed sash window to front aspect, hand wash basin, panelled bath with electric shower and shower screen.

Sitting/Dining Room

15'7" x 13'3" (4.76 x 4.04)

Electric radiator, three single glazed bay sash windows to front aspect and access to the kitchen.

Kitchen

13'11" x 5'7" (4.26 x 1.71)

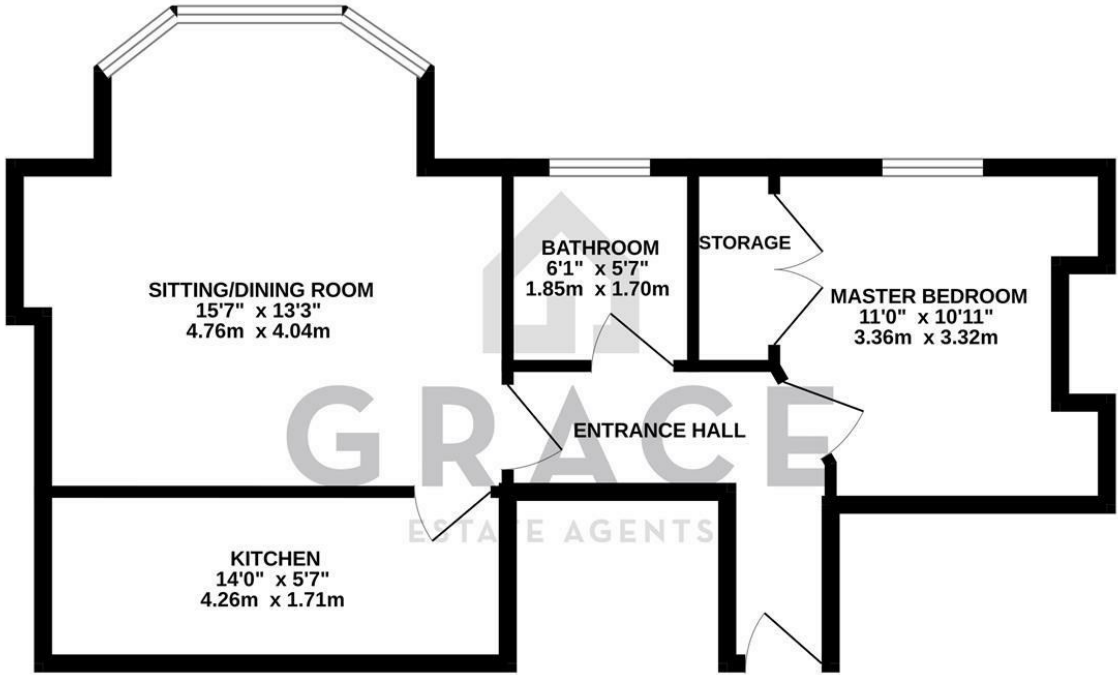
Space for washer, single bowl sink with side drainer, space for a single oven, space for fridge freezer and matching eye level and base unit cupboards with work tops over.

EPC

Please ask the advertising agent.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

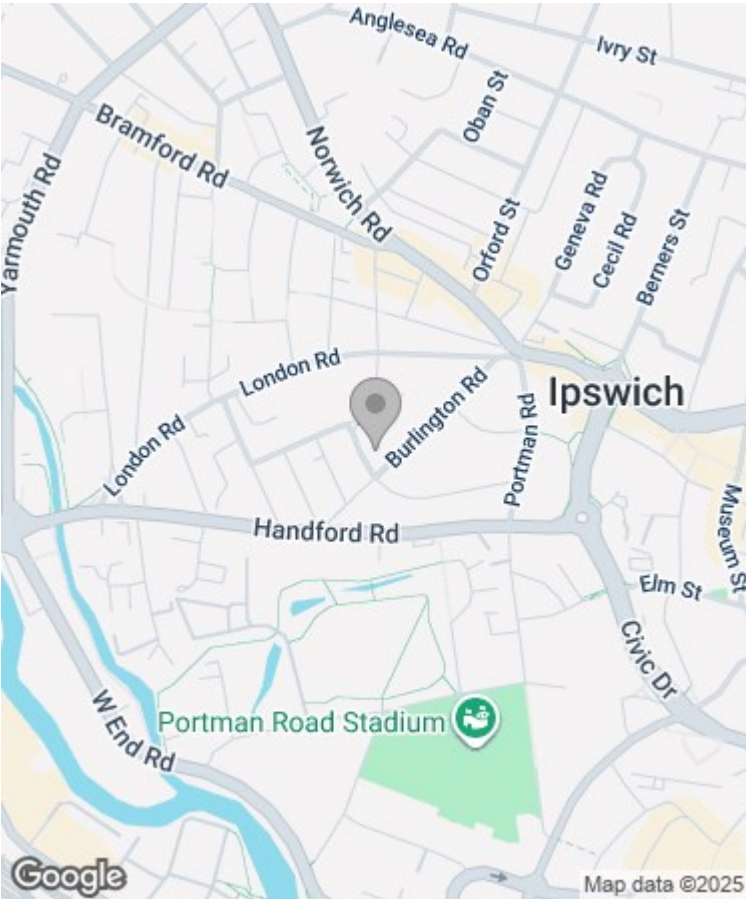


TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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