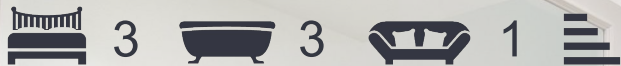




Patteson Road, Ipswich, £1,250 Per month



Grace Estate Agents are delighted to offer this well-presented three-bedroom townhouse situated on Patteson Road, benefiting from a private driveway and integral garage. The property enjoys a highly convenient location within walking distance of Ipswich Town Centre, which offers a wide range of retail outlets, cafés, and restaurants. Several local convenience stores can also be found nearby, along with the beautiful Holywells Park — an ideal setting for leisure walks and relaxation.

As you enter the property through the enclosed porch, you're welcomed by a decent sized hallway, which provides access to the open-plan kitchen and dining area. The kitchen is fitted with a Range-style cooker, gas hob, and breakfast bar, creating a practical and sociable space for everyday living. There is also a ground-floor cloakroom with WC.

To the first floor, there is a spacious lounge enjoying excellent natural light through large front-facing windows. Also located on this level is the third bedroom and a modern shower room comprising a walk-in shower, toilet and wash basin.

The second floor accommodates two further well-proportioned bedrooms, and a separate family bathroom.

Available now!

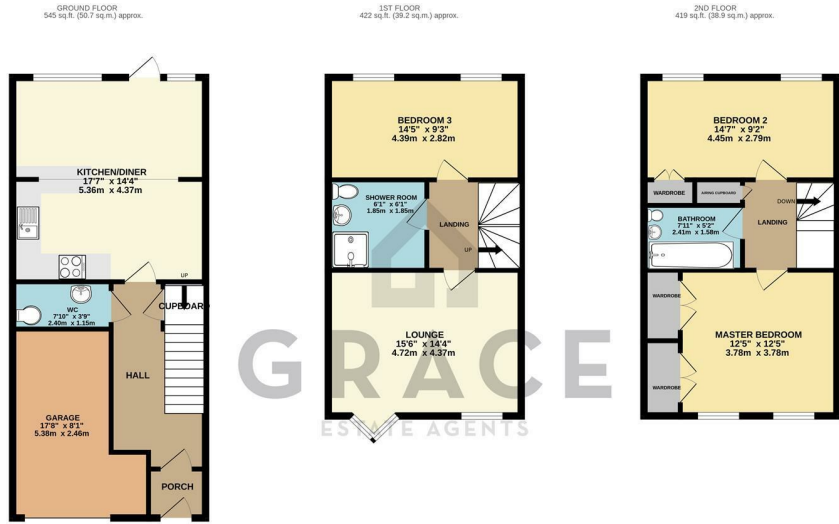
£1,250 Per month

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.

- Three Large Bedrooms
- Open Plan Kitchen/Diner
- Private driveway and integral garage
- Close proximity to Holywells Park and local amenities
- Excellent transport links
- Sought-after location within walking distance of Ipswich Town Centre





TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.

Made with Metron 12005



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		
(38-54) E			(38-54) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.