

A well presented one bedroom first floor apartment situated in a convenient location in the county town of Ipswich

Rent £795 p.c.m
Ref: R2271

1A Heath Road
Ipswich
Suffolk
IP4 5RZ



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

The property is situated in a popular residential area close to Ipswich Hospital and with good access to the town centre.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

Ground Floor

Entering through a partially glazed UPVC door into

Entrance Hallway

With coat hooks and stairs leading up to the

First Floor

Landing

With doors off to

Kitchen 12' 4 x 11' 11 max (3.77m x 3.38m)

A spacious room fitted with a good range of base and eye level kitchen units with formica work surface over inset with a single bowl, single drainer stainless steel sink. Integrated single electric oven. Four ring electric hob with extractor hood above. Space and plumbing for washing machine. Space for under counter fridge and freezer. Window to the rear. Gas fired boiler and radiator. Space for table and chairs.

Sitting room 19'10 x 15'0 max (5.79m x 4.57m)

A spacious and light sitting room with two windows to the front. Radiator.



Bedroom 11'11 x 11'5 (3.38m x 3.5m)

A good size double bedroom with window to the front and radiator.

Bathroom

Fitted with pedestal wash basin and P-shaped bath with shower screen and electric shower. Radiator and extractor fan.

Separate WC

Fitted with WC.

Airing Cupboard

Housing the hot water tank and electric immersion and with partially slatted shelving.



Services Mains electricity, gas, water & drainage connected.

Council Tax TBC

Local Authority Ipswich Borough Council

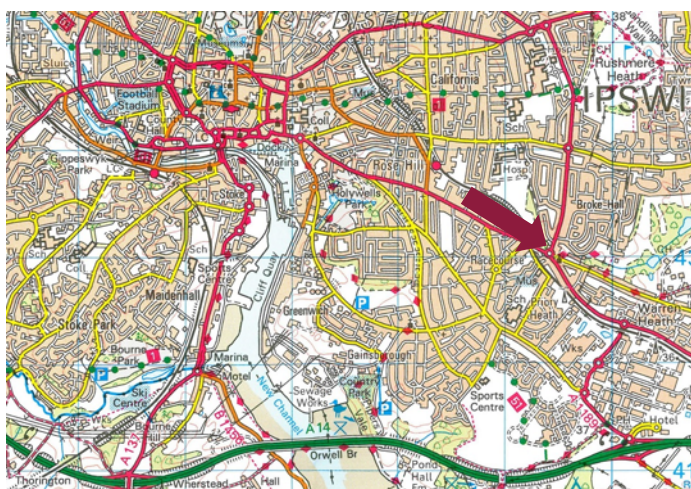
Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2024



Directions

Heading south along the A12 from Woodbridge, after passing the Martlesham BT Tower, at the next roundabout take the third exit onto Foxhall Road and continue for approximately 3.5 miles into Ipswich. On reaching the first roundabout, the property will be situated on the right hand side immediately after the second exit.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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