

A self-contained two bedroom first floor flat situated to the south east of Ipswich town centre.

Rent £795 p.c.m
Ref: R2251

154A Felixstowe
Road
Ipswich
Suffolk
IP3 8EF



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is situated to the south east of Ipswich town centre. The Rosehill Shopping Centre is nearby where multiple traders including Aldi, Greggs and East of England Co-operative society can be found. Ipswich has a further range of shops and facilities and a mainline railway station, from where services to London Liverpool Street take just over the hour.

Accommodation

The property is situated on the first floor and benefits from a door entry system, double glazed windows and modern electric storage heaters.

Ground Floor

A double glazed door opens into a lobby with stairs to

First Floor

Landing

With doors off to

Kitchen 9'9" x 6'0" (2.98 x 1.84m)

Fitted with a range of base and wall units with black work surface over, inset sink with mixer tap and space for fridge and washing machine. Beko oven and ceramic hob.

Sitting Room 10'11" x 10'7" (3.35 x 3.24m)

A bright room with window to the front of the property. Smart air storage heater and TV point.



Bedroom One 11'0" x 7'9" (3.36 x 2.38m)

A small double bedroom with window overlooking the side of the property and rear garden. Smart storage heater.

Bedroom Two 14'1" x 5'6" (4.30 x 1.70m)

A single bedroom with window to the front of the property.



Bathroom

With suite comprising shower cubicle with Triton shower, pedestal wash hand basin and dual flush WC. Wall mounted heaters and extractor fan.

Outside

To the rear of the property there is a private garden for the sole use of the tenants which is laid to lawn.

Services Mains electricity, water and drainage. Modern night storage heating.

Council Tax Band A; £1,572.36 payable 2025/2026

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>

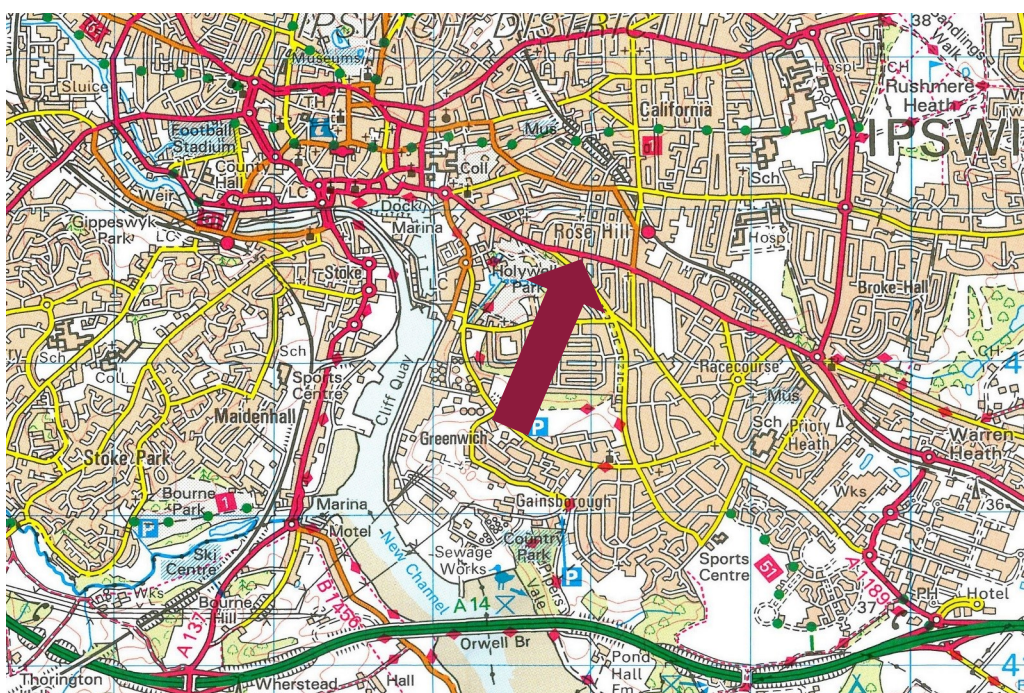
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March 2025

Directions

From Framlingham, take the B1116 south east out of the town. Continue on the B1116, and at the roundabout take the second exit, then turn right to merge onto the A12 towards Ipswich. At the Seven Hills interchange, take the 4th exit onto the A1156. At the roundabout, take the first exit and stay on Felixstowe road/A1156. The property will be found on the left, above the Premier convenience store and defined by a Clarke & Simpson To Let board.

For those using What3words app: [///grand.towns.worm](https://www.what3words.com/#!/en////grand.towns.worm)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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