

# KEYSTONE



Baker Road, Shotley Gate, Ipswich, IP9 1RT

£850 PCM

- Unfurnished two bedroom semi detached house
- Lounge
- Enclosed rear garden
- Council Tax Band B
- Situated in Shotley Gate
- Large fitted kitchen / diner
- Double glazed
- Entrance hall
- First floor bathrom
- Driveway parking



1ST FLOOR  
APPROX. FLOOR  
AREA 299 SQ.FT.  
(27.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 299 SQ.FT.  
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2013



## Directions

NO PETS NO HB (Contact LL to discuss any potential tnt)

## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	