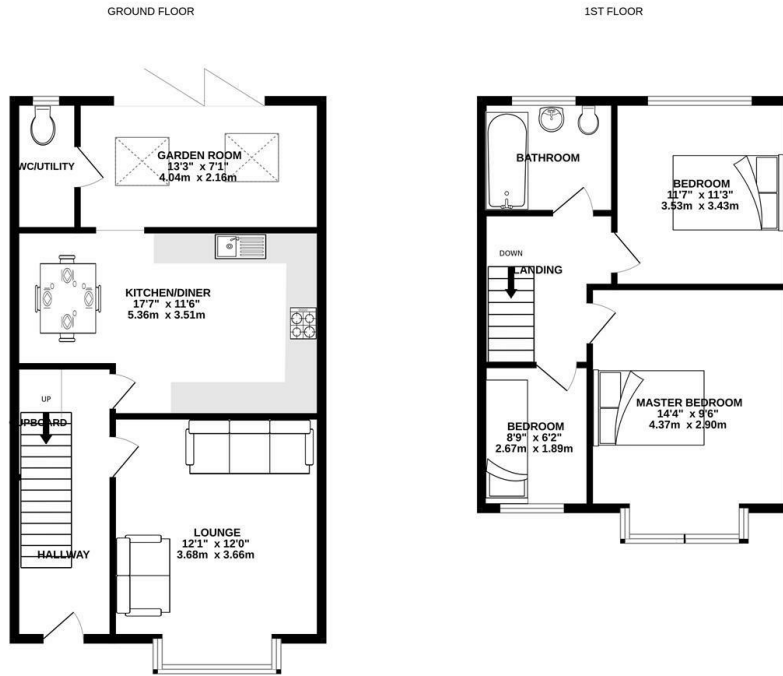




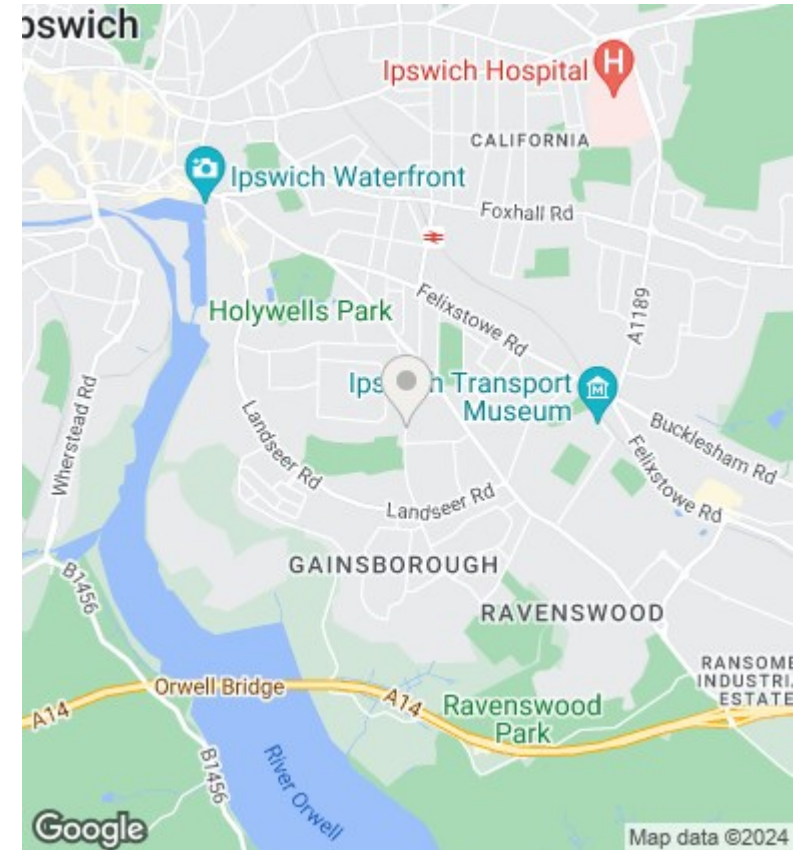
Clapgate Lane, Ipswich, IP3 0RA

£1,250 PCM

- Unfurnished Three bedroom House
- Entrance Hall
- Garden Room
- Garage & Driveway
- Semi Detached
- Lounge
- First floor bathroom & Ground Floor Cloakroom|
- East Ipswich
- Kitchen Diner with appliances
- Gas Central Heating & Double Glazing throughout



TOTAL FLOOR AREA - 1122 sq. ft. (104.2 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given as to their operability or efficiency can be given.
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Directions

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	