

# KEYSTONE

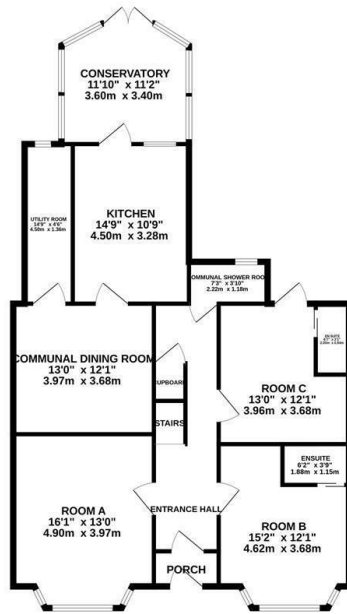


Hatfield Road, Ipswich, IP3 9AG

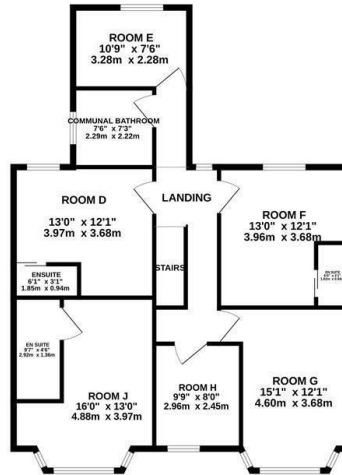
£450 PCM

- Single Room
- Communal Kitchen
- Communal Garden
- AVAILABLE NOW
- Furnished
- Communal Living Room
- Conservatory
- Gas, Electric & Water Bills Included
- 2X Communal Shower Rooms
- Gas Central Heating

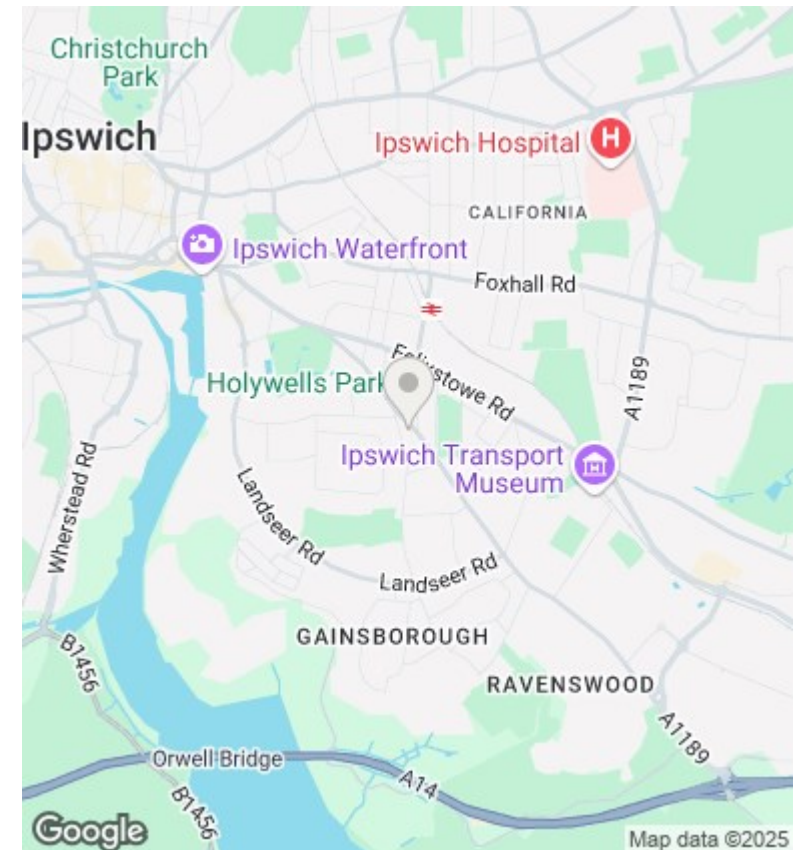
GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA: 2225 sq.ft. (206.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation 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:

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