



GRACE  
ESTATE AGENTS

## Chevallier Street, Ipswich, £650 Per month

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This studio flat is conveniently located close to Ipswich town centre and local amenities. The property offers an open-plan bedroom/lounge area, a fitted kitchenette, and a separate bathroom with shower, basin, and WC.

Ideally suited to a single tenant, the flat provides affordable, low-maintenance living with easy access to shops, transport links, and Ipswich railway station.

Available now.

- Newly Refurbished Studio Apartment!
- Available Now!
- Close to proximity to town centre!
- Unfurnished!

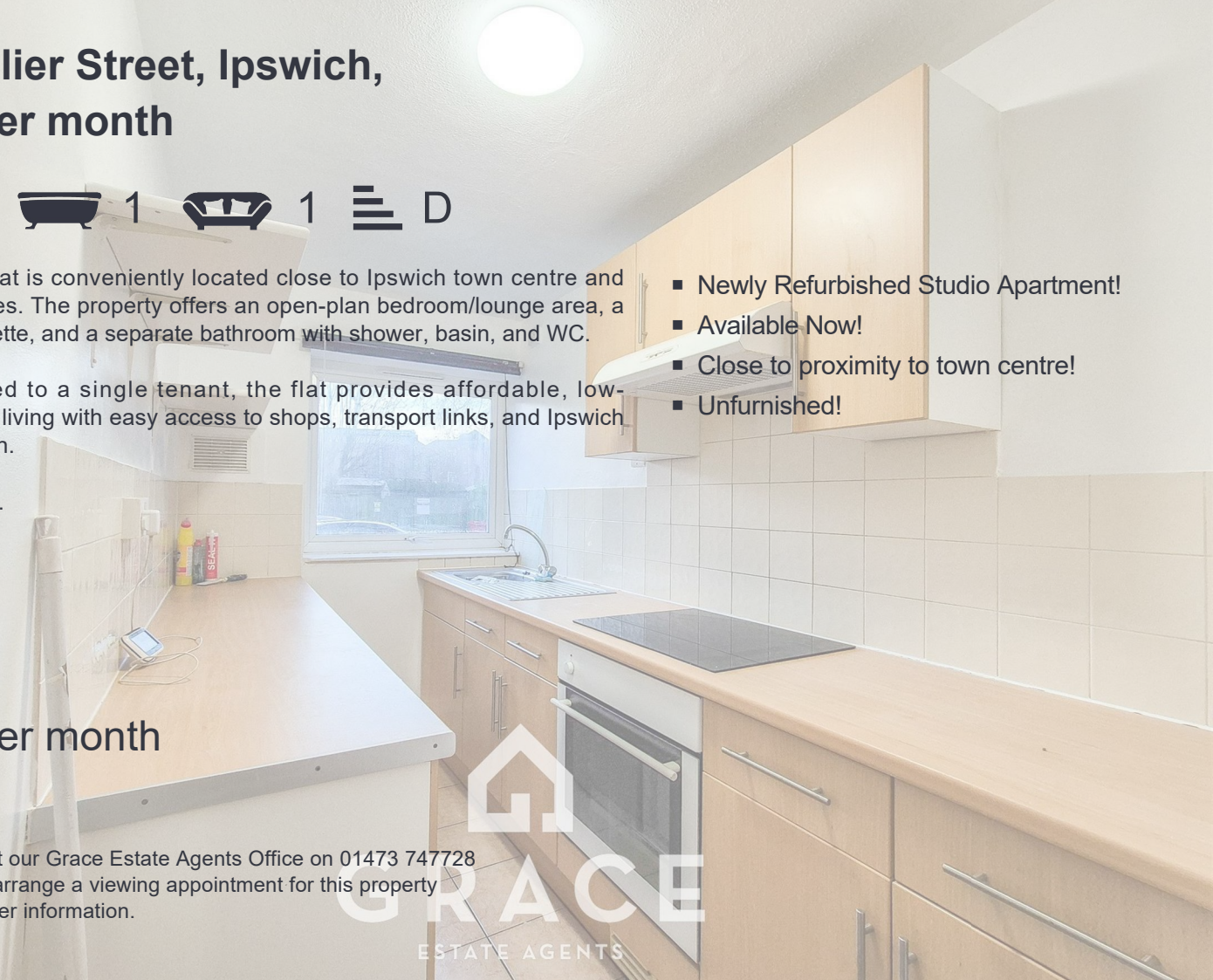
£650 Per month

### Viewing

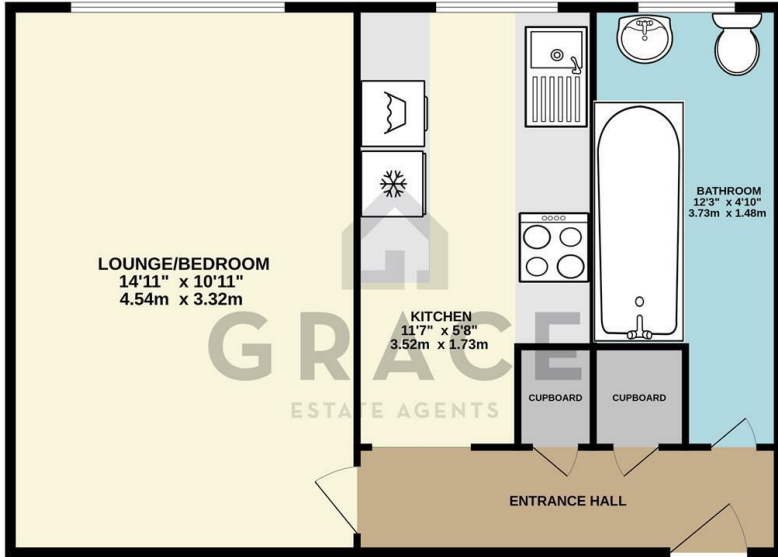
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



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GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq ft (118.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 fixtures, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 10/25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.