



Spring Road, Ipswich, Suffolk

£1,025 Per month

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A fantastic opportunity to rent this well-presented two-bedroom, two-reception room end-of-terrace home, ideally situated in the sought-after IP4 area of Ipswich.

The property offers well-proportioned accommodation throughout and would make an excellent home for a couple or small family.

Upon entering, the front door opens into the second reception room, which provides a versatile space that could be used as a dining room, home office or additional sitting/TV room. To the rear is the main living room, featuring a window overlooking the garden and providing access to the good-sized fitted kitchen.

Upstairs, the landing leads to two generous double bedrooms and a well-proportioned family bathroom, conveniently located on the first floor.

Externally, the property benefits from a small front garden, while the rear garden offers a hardstanding area leading onto a larger lawned section, providing a pleasant outdoor space for relaxing and entertaining.

- Two Double Bedrooms
- Two Reception Rooms
- Good sized Kitchen
- Copleston School Catchment
- Good Transport Links

£1,025 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.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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 for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.