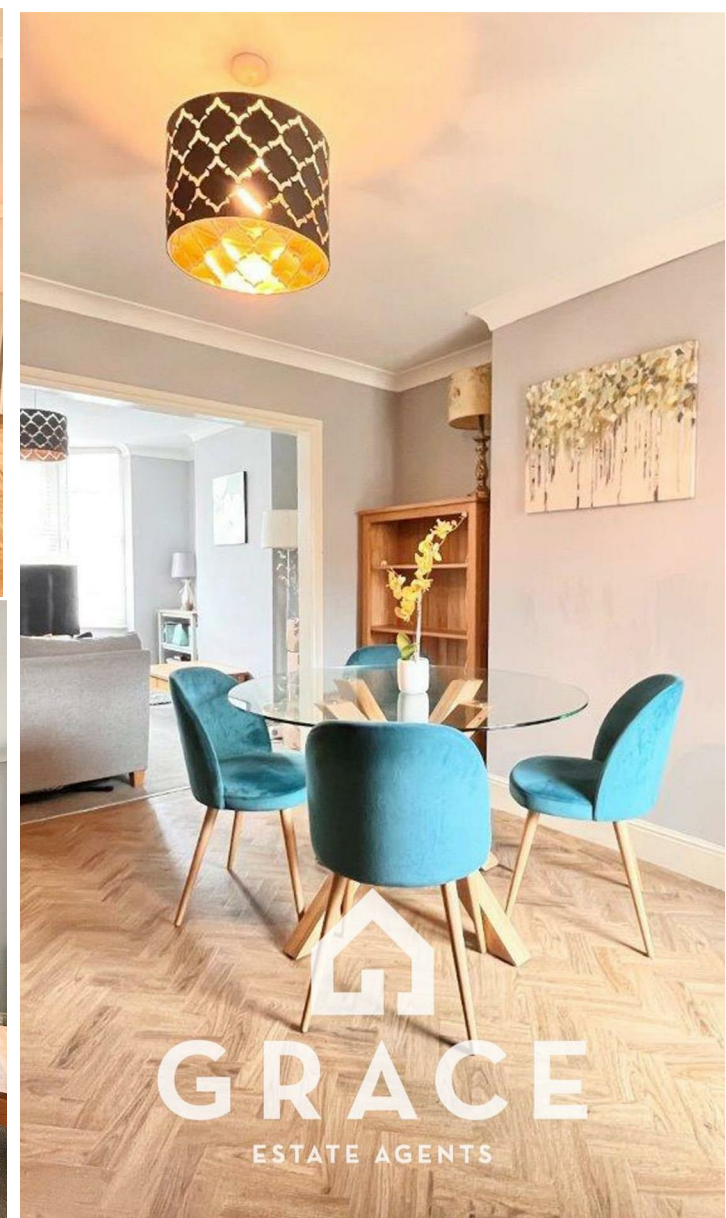




TO LET

Rectory Road, Ipswich, Suffolk

£1,250 Per month

 **GRACE**
ESTATE AGENTS

- Three Bedroom, Terraced House
- Gas Central Heating and Double Glazing
- Light Reception Room
- Good-Sized Rear Garden
- Great Walking Routes and Parks
- Walking Distance to Train Station
- Tastefully Decorated Throughout
- Modern Kitchen with Integral Oven/Hob
- Well-Proportioned Bedrooms
- Available from 25th May 2024

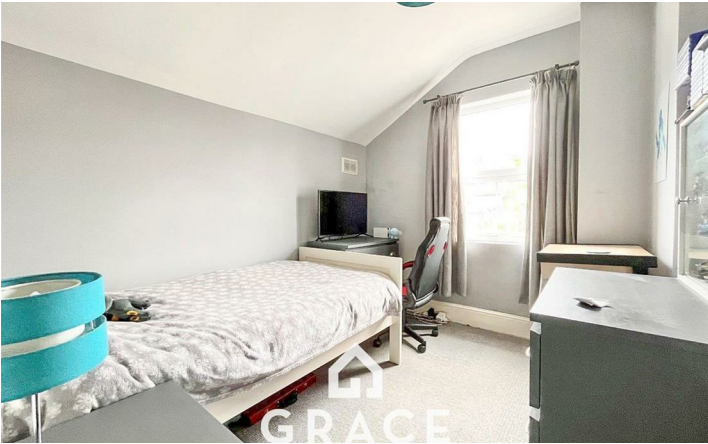
THE PROPERTY

GRACE ESTATE AGENTS is delighted to be presenting this 1897 Victorian, Terraced House. Conveniently located to the South West of Town, this property provides great access to local Schools, a short walk to the Train Station and easy access to main travel routes, such as the A14 and A12.

The property boasts Modern Décor throughout, with a contemporary style Kitchen and Bathroom. This Three Bedroom Home offers a light and airy Reception and Three Large Bedrooms (two double and one single). Despite the traditional Victorian Exterior, this home is tastefully decorated throughout and boasts carpeting and laminate together with lino in the kitchen and bathroom.

The property benefits from Gas Fired Central Heating and is Double Glazed throughout. There is also a good-sized Garden to the rear.

On-Street parking is available but not allocated to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		64
(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		86
(81-91) B		
(69-80) C		59
(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	



Disclaimer

Grace Estate Agents Ltd endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.