



Cemetery Road, Ipswich, £90,000

 1  1  1  C

GRACE ESTATE AGENTS are delighted to present this first floor one bedroom flat situated in the highly sought-after area of East Ipswich, this well-presented one bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property benefits from a bright and spacious living area, a well-proportioned bedroom, fitted kitchen, and bathroom, all thoughtfully arranged to create comfortable and practical living accommodation.

Externally, residents can enjoy access to a well-maintained communal garden, perfect for relaxing outdoors. The property also benefits from permit parking.

The current lease has 64 years remaining; however, the vendor has advised that the lease will be extended to 150 years prior to a sale being agreed, providing added reassurance and long-term security for prospective purchasers.

Ideally located within easy reach of local amenities, Ipswich town centre, and excellent transport links, this property combines convenience with a desirable residential setting.

- First Floor One Bedroom Flat
- Desirable Location
- Low Annual Charges
- Open Plan Living

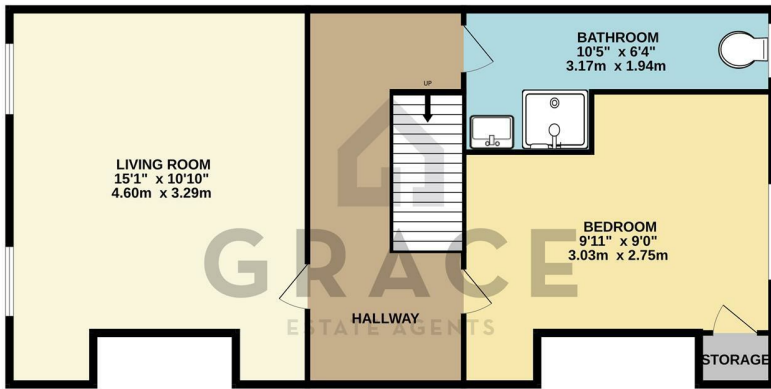
Guide price £90,000

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.


GRACE
ESTATE AGENTS

GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2020



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.