



# TO LET

Belstead Road, Ipswich, Suffolk  
£1,200 Per month

 **GRACE**  
ESTATE AGENTS

- Two Bedroom, Semi-Detached House
- Large Living Room with Balcony
- Downstairs Cloakroom
- Modern Fitted Kitchen with some White Goods
- Two Double Bedrooms
- One En-Suite
- Family Bathroom
- Balcony from Second Bedroom
- Driveway Parking
- Walking Distance to Train Station

## THE PROPERTY

GRACE ESTATE AGENTS are pleased to present this Two Bedroom, Semi-Detached House, situated to the South of the Town Centre. Within Walking Distance to the Train Station, Local Amenities and Bus Routes, this property is ideal for Professionals needing to commute to London etc.

The property comprises of an Entrance Hallway which leads through to the Open-Plan Kitchen and Living Area. The property offers a Balcony from the Living Room, overlooking the Garden, with Patio Doors. There is also Downstairs Cloakroom for convenience. Upstairs there are Two Double Bedrooms, One with an En-Suite and a Family Bathroom. One of the Bedrooms also offers a Balcony overlooking the Garden with views of the Ipswich Town Football Club.

There is a Private Driveway at the front of the property, with Side Access into the Rear Garden. There is Gas Central Heating and Double Glazing throughout.



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		78	79
		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	



## 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.