



Pauline Street, Ipswich, Suffolk

£950 Per month

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A well-presented and newly redecorated two-bedroom mid-terrace home situated in a convenient residential location close to Ipswich town centre, local amenities, schools and transport links.

The property has been freshly redecorated throughout and benefits from new flooring to the first floor, creating a bright and modern feel throughout the home. The accommodation comprises a welcoming living room, a fitted kitchen with ample storage and workspace, and a ground-floor bathroom. Upstairs, there are two well-proportioned bedrooms offering comfortable living space for a range of tenants.

Externally, the property benefits from a private rear garden and on-street parking is available nearby.

Conveniently positioned within easy reach of Ipswich railway station, local shops, supermarkets and major road connections, this property offers an excellent balance of comfort and accessibility.

£950 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.

- Two-bedroom mid-terrace house
- Newly redecorated throughout
- Available now
- Spacious lounge/diner
- Fitted kitchen
- Ground-floor bathroom
- Brand new flooring to 1st floor
- Private rear garden
- Close to local amenities and schools
- Easy access to Ipswich town centre and railway station


GRACE
ESTATE AGENTS



| 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 | |
| | 87 | | |
| | 61 | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA: 888 sq ft. (82.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures 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 for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Metrepro CC000



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