



Burrell Road, Ipswich, £225,000

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GRACE ESTATE AGENTS are delighted to present this three bedroom end-terraced house situated in a convenient location within a short walk of Ipswich train station, this three-bedroom end-terraced property presents an excellent opportunity for first-time buyers and investors alike. Ideally suited to professionals commuting to work, the property combines practical living space with excellent transport links.

The accommodation benefits from three well-proportioned bedrooms, a first-floor bathroom and newly carpeted interiors, offering a fresh and welcoming feel throughout. Externally, the property boasts a private rear garden, providing an ideal space for relaxing or entertaining, along with the added benefit of two allocated parking spaces.

With its desirable location, convenient access to transport links and appealing features, this property is well worth viewing. Early viewing is highly recommended to appreciate everything on offer.

Guide price £225,000

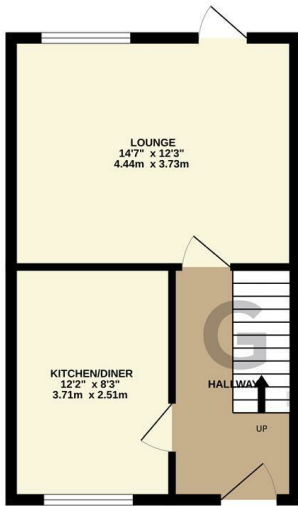
Viewing

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.

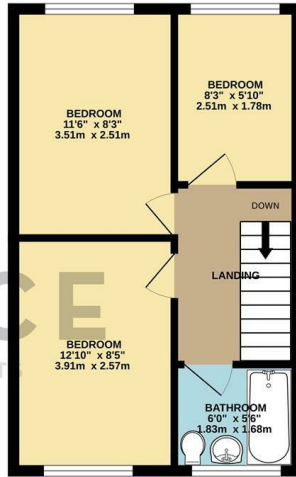
- Three bedroom End-Terraced Property
- First Floor Bathroom
- Newly Carpeted
- Private Rear Garden
- Two Allocated Parking Spaces
- Short Walk To Ipswich Train Station
- Perfect Opportunity For First Time Buyers Or Investors



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 operation or efficiency can be given.
Made with Metropix 100%



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(38-54) 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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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