



Fairlight Close, Ipswich, £995 Per month

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Grace Estate Agents are pleased to bring to market this modern two-bedroom maisonette, ideally situated in a highly sought-after location.

Finished to a good standard throughout, this well-presented property offers well-proportioned accommodation, making it an ideal choice for comfortable everyday living. The property also benefits from allocated parking and a private balcony adjoining the living room.

The accommodation provides two generously sized bedrooms, offering comfortable and versatile spaces suitable for a variety of needs. The living room provides a welcoming area for relaxing and entertaining, with direct access to the balcony.

Conveniently positioned close to a wide range of local amenities, residents can enjoy easy access to supermarkets, independent shops, cafés, restaurants, schools, parks and leisure facilities. Excellent public transport links, together with nearby road connections, provide convenient access to surrounding towns and major city centres.

- Modern two-bedroom maisonette
- Highly sought-after location
- Two generously sized bedrooms
- Well-proportioned living accommodation
- Living room with access to a balcony
- Allocated parking
- Close to supermarkets, shops, cafés and restaurants
- Convenient for local schools, parks and leisure facilities
- Excellent public transport and road links

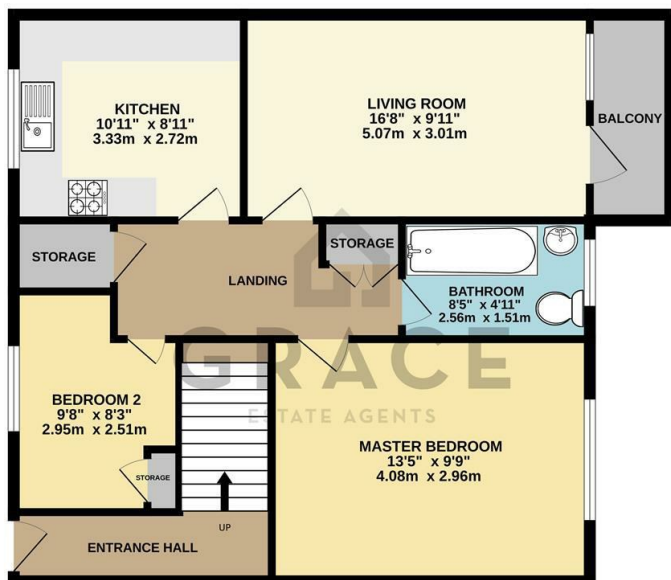
£995 Per month

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.


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GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC		England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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