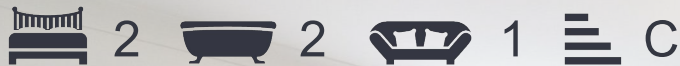




Childers Court, Ipswich, £140,000



GRACE ESTATE AGENTS are delighted to present this well-presented two-bedroom ground floor flat offers spacious and comfortable accommodation, making it an ideal home for first-time buyers, couples or investors.

The property features a generous open-plan kitchen/living room, providing a bright and versatile space for both relaxing and entertaining. The master bedroom benefits from a private ensuite, while a separate family bathroom serves the remainder of the property.

Externally, the property is situated within a quiet residential close, with access to communal gardens, an allocated parking space and ample visitor parking for guests. The property also benefits from no annual ground rent and an extended lease with approximately 171 years remaining.

Conveniently positioned close to a range of local shops, amenities and everyday facilities, this property offers a combination of spacious accommodation, practical features and a peaceful residential setting.

- Two Bedroom Ground Floor Flat
- No Annual Ground Rent
- One Allocated Parking Space
- Spacious Kitchen/Living Room
- Ensuite To Master Bedroom
- Close To A Range Of Local Shops And Amenities
- Separate Family Bathroom
- Quiet Residential Close With Communal Gardens & Ample Visitor Parking
- Extended Lease With Approximately 171 Years Remaining

Offers in excess of £140,000

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.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C0206



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			(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
	80	80			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.