

 **GRACE**
ESTATE AGENTS

North Hill Gardens, Ipswich, £1,200 Per month



Situated in a popular residential area to the east of Ipswich, this well-presented home at North Hill Gardens offers comfortable and practical living, ideal for professionals, couples or a small family.

The property features a bright and welcoming living area with ample natural light, providing a great space to relax or entertain. The kitchen is thoughtfully laid out with good storage and worktop space, making it both functional and convenient for everyday use.

Upstairs, the property offers well-proportioned bedrooms, all neutrally decorated, alongside a modern bathroom suite. The home benefits from a clean, contemporary finish throughout, allowing tenants to move straight in.

Externally, the property enjoys a private garden, ideal for outdoor dining or relaxing in warmer months. On-street parking is available nearby.

North Hill Gardens is well located for local amenities, schools and transport links, with Ipswich town centre, the waterfront and train station all within easy reach.

£1,200 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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