



Burrell Road, Ipswich, £650 Per month

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This one-bedroom basement apartment is ideally situated on Burrell Road, just a few minutes' walk from Ipswich Railway Station and the town centre.

The property offers an open-plan lounge/living space, kitchen with white goods and a bathroom with shower over bath. Further benefits include double glazing, gas central heating.

Located moments from Ipswich Station and the vibrant waterfront area, the property is close to local shops, cafés, gyms, and scenic riverside walks.

Perfect for a professional or commuter, with excellent transport links to London Liverpool Street and easy access to the A12/A14.

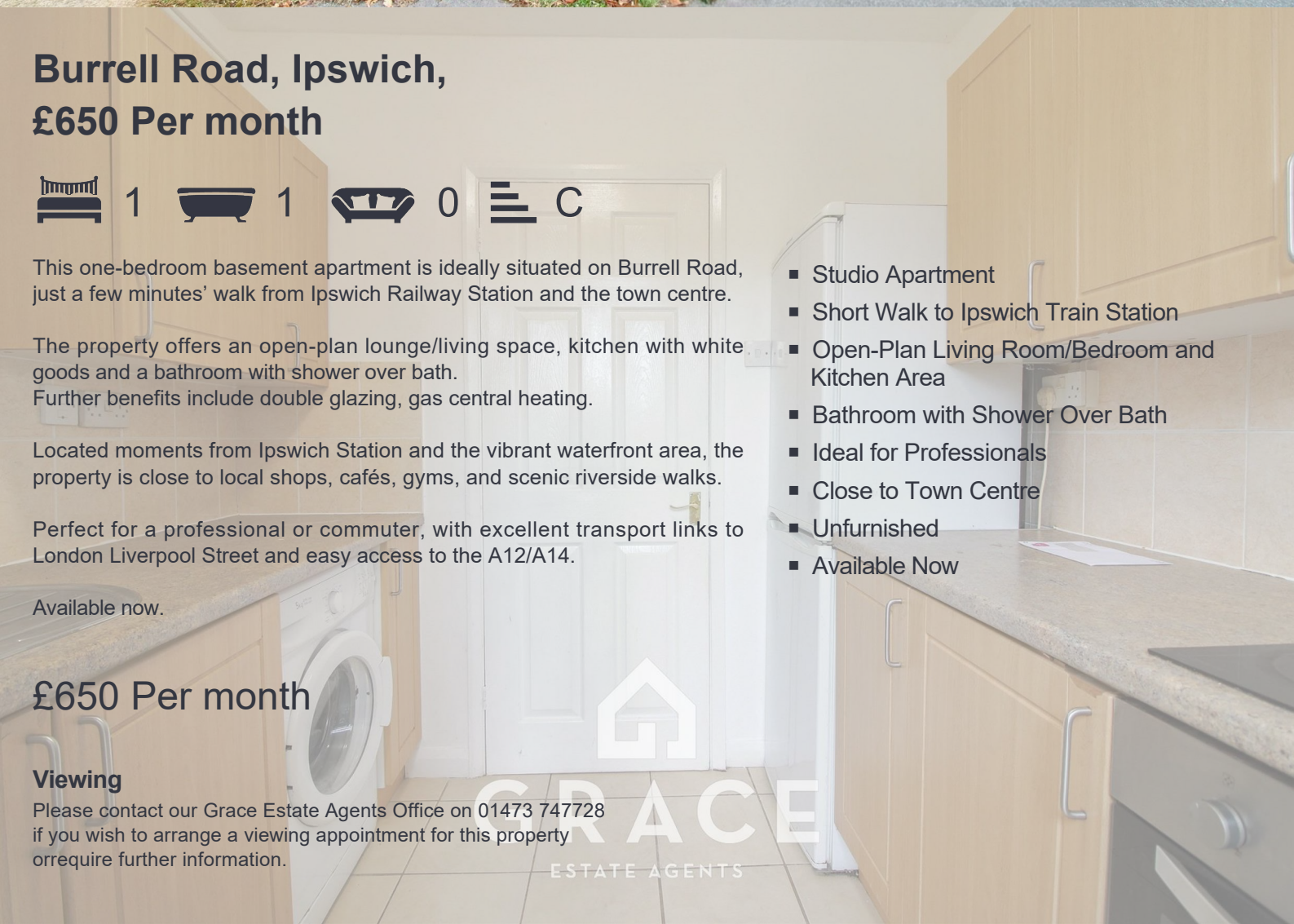
Available now.

£650 Per month

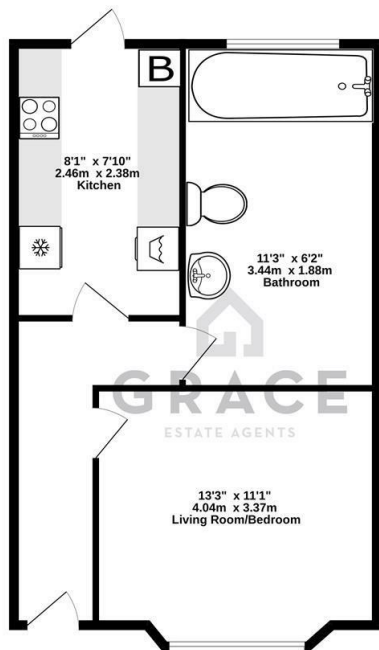
Viewing

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.

- Studio Apartment
- Short Walk to Ipswich Train Station
- Open-Plan Living Room/Bedroom and Kitchen Area
- Bathroom with Shower Over Bath
- Ideal for Professionals
- Close to Town Centre
- Unfurnished
- Available Now



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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 misstatement. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with floorplan 12025



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		
(39-54) E			(39-54) 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.