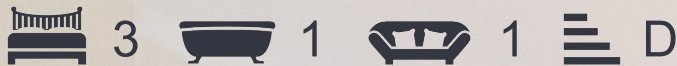




Westholme Road, Ipswich, £1,300 Per month



Grace Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached home in the popular IP1 area.

The ground floor features a bright and spacious open-plan lounge/diner, creating a welcoming space for both relaxing and entertaining. This flows through to a modern kitchen/breakfast room, providing a stylish and functional area for everyday use.

Upstairs, there are two good-sized double bedrooms, both with built-in wardrobes, along with a single bedroom that would work well as a child's room, guest room, or home office. A family bathroom with a shower over the bath completes the first floor.

Externally, the property benefits from off-road parking for two cars and a good-sized, east-facing rear garden, mainly laid to lawn with a patio area—ideal for outdoor dining or enjoying the warmer months.

The property is conveniently located close to local amenities, including schools, shops, parks, and transport links, with direct rail connections into London.

Give us a call to book your viewing!

- Three-bedroom semi-detached house
- Spacious open-plan lounge/diner
- Modern kitchen/breakfast room
- Two double bedrooms with built-in wardrobes
- One single bedroom (ideal as office/guest room)
- Family bathroom with shower over bath
- Driveway for at least two vehicles
- Close to local schools, shops, and amenities
- Good transport links, including direct trains to London
- Available mid-April

£1,300 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.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.

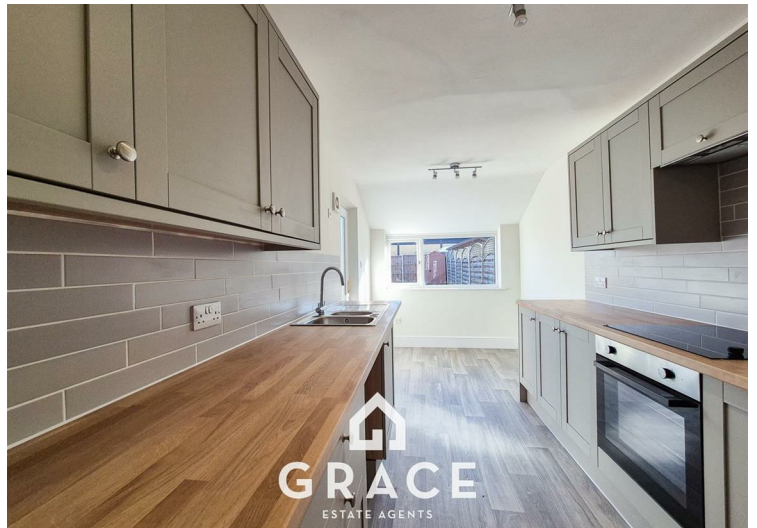


TOTAL FLOOR AREA: 1483 sq.ft. (137.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here have been listed and no guarantee is made as to their availability or efficiency over the years.
Made with SketchUp 2022.



Energy Efficiency Rating	
Current	Potential
61	86

Environmental Impact (CO ₂) Rating	
Current	Potential



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.