



## 45 MARLBOROUGH ROAD IPSWICH, IP4 5AX

£1,075 PER MONTH

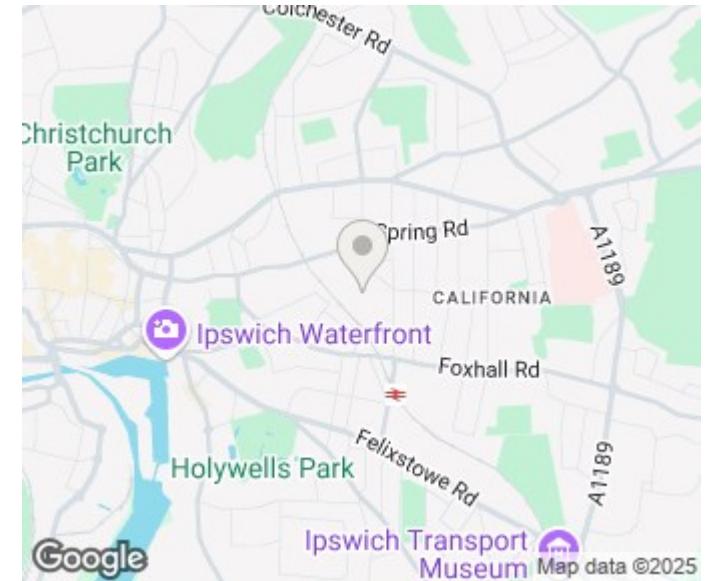
Nestled in the sought-after area of Marlborough Road, Ipswich, this charming first-floor apartment offers a delightful blend of comfort and convenience. The property boasts large, spacious rooms that create an inviting atmosphere.

One of the standout features of this home is the private balcony, which extends the living space and provides a lovely spot to enjoy pleasant views. Whether you wish to sip your morning coffee or unwind in the evening, this outdoor area is sure to enhance your living experience.

Additionally, the property includes off-road parking to the rear, ensuring that you have a secure and convenient place for your vehicle. The quiet surroundings of this popular area make it an ideal choice for those seeking a peaceful retreat while still being close to local amenities.

This flat is not just a place to live; it is a home that offers a wonderful lifestyle in a desirable location. With its spacious interiors and charming features, it is a must-see.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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