



Palmer & Partners



Sycamore Close, Ipswich, Suffolk,
IP8 3RL
Guide Price £160,000 to £170,000

Palmer & Partners

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- Mid Terrace Property
- One Bedroom
- Gas Central Heating & Double Glazing
- Two Allocated Parking Spaces
- Enclosed Rear Garden



Well-presented one-bedroom mid terrace property located on the popular pinewood development. The property has been modernised through-out and benefits from gas central heating, double glazing, two allocated parking spaces and private rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises open plan kitchen/living area, one

bedroom and bathroom on the first floor.

Pinewood is a sought-after location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco

Superstore and has regular bus links into the town centre.



Outside – Front: Accessed from the road with a pathway leading down to the property with its own pathway to the front door and a lawned front garden.

Kitchen/Living area: 17'4" x 12'4" (5.28m x 3.76m) Front door into the living area, double-glazed window to the front aspect, vertical radiator, stairs leading off and understairs cupboard. Through to the kitchen area, double-glazed window to the rear aspect, door leading to the

outside, modern fitted eye and base level units with laminated worktops, breakfast bar, built-in electric hob with tiled splashback, oven and extractor, space and plumbing for washing machine and space for fridge freezer.

Landing: Loft access and built-in cupboard housing gas combi boiler.

Bedroom: 12'4" x 10'11" (3.76m x 3.33m) Double-glazed window

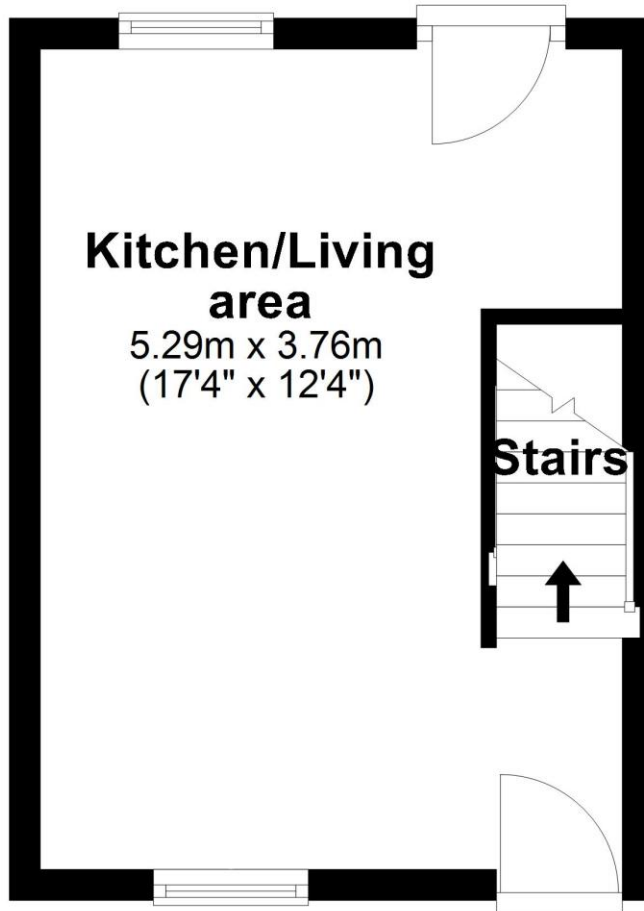
to the front aspect, radiator and built-in cupboard.

Bathroom: 6'6" x 6'1" (1.98m x 1.85m) Double-glazed window to the rear aspect, three-piece suite comprising low level WC, hand wash basin with tiled splashback and fitted units under and bath with shower attachment.

Outside – Rear: Enclosed by panel fencing the garden has artificial grass and gate at the rear leading to passageway taking you out to the parking area.

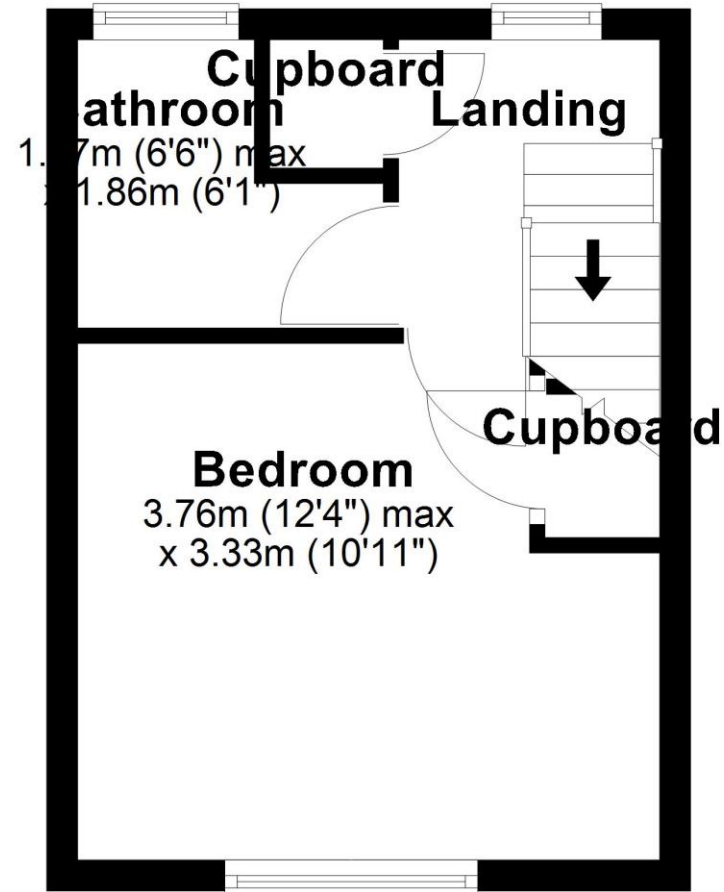
Ground Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



Total area: approx. 39.8 sq. metres (427.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: A



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