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Yew Tree Rise, Pinewood, Ipswich,
Suffolk, IP8 3RJ

Guide Price £200,000 to £210,000

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- Popular Pinewood Development
- Spacious Mid Terrace House
- Two Bedrooms
- 21ft Living/Dining Room
- Parking for One Car to Front
- Additional Allocated Parking Space to Rear
- Low Maintenance Rear Garden



This spacious two-bedroom mid-terrace house is situated down a cul-de-sac on the popular Pinewood development, offering convenient access to the A12 and A14 commuter routes. The property benefits from parking for one car to the front, an additional allocated space to the rear, a low-maintenance rear garden, double-glazing (replaced two/three years ago), and gas central heating via combi boiler which is seven

years old. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer, which comprises an entrance hall, a 21ft dual aspect living/dining room, kitchen, first floor landing, two bedrooms, and a bathroom.

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.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors,

dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Entrance Hall: Radiator, stairs to the first floor, and door through to:

Living / Dining Room: 21'4" x 10'6" (6.5m x 3.2m) A bright dual aspect reception room featuring a double-glazed window to the front and double-glazed French doors opening onto the rear garden. The space includes an understairs cupboard, two radiators, laminate flooring, coved ceiling, and a door leading through to:

Kitchen: 8'10" x 6'3" (2.7m x 1.9m) Fitted with a range of matching eye and base level units with roll edge work surfaces, sink with drainer, tiled splashbacks, space for appliances, ceramic tiled flooring, and a double-glazed window overlooking the rear garden.

First Floor Landing: Doors to the bedrooms and bathroom.

Bedroom One: 10'6" x 9'10" (3.2m x 3m) Double-glazed window to the front aspect, radiator, laminate flooring, coved ceiling, built-in double wardrobe with

mirrored sliding door, and additional airing cupboard.

Bedroom Two: 9'6" x 7'7" (2.9m x 2.3m) Double-glazed window to the rear aspect, radiator, laminate flooring, and access to the loft.

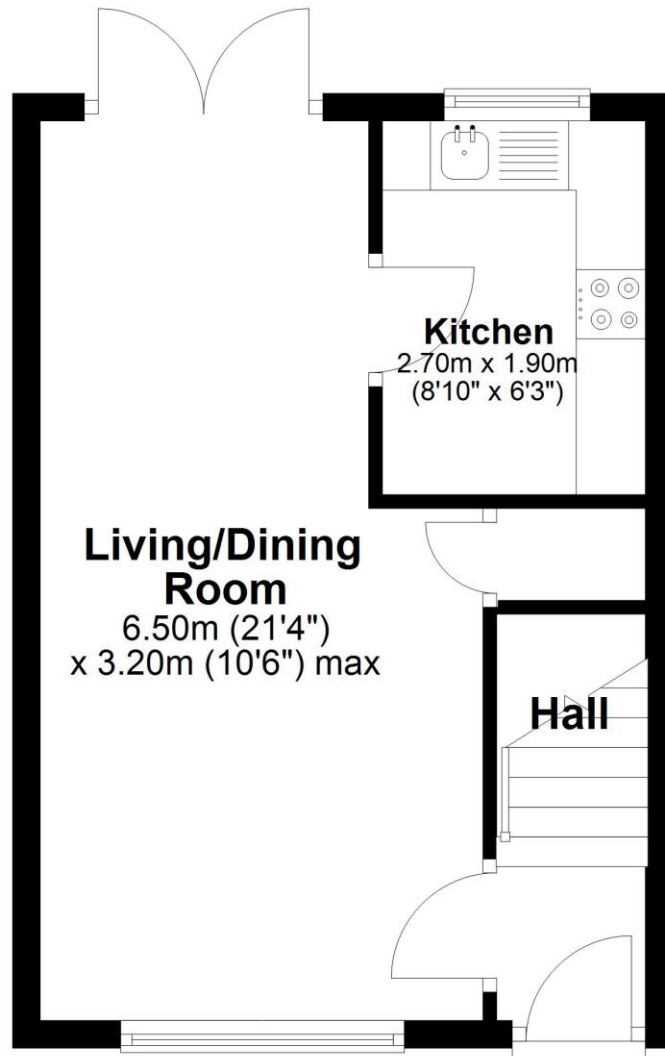
Bathroom: 5'9" x 5'6" (1.75m x 1.68m) A three-piece suite comprising bath with shower over, low-level WC and hand wash basin; together with a radiator, laminate flooring, half-height tiled walls, and a double-glazed opaque window to the rear aspect.

Outside - Rear: The garden is predominantly laid to lawn with shrubs and flowerbeds, a patio seating area with a further patio area to the rear, a shed, and fencing to the boundaries, with gated side access leading to the allocated parking space at the rear.

Parking: There is a hardstanding to the front providing parking for one car, with a further allocated parking space situated to the rear.

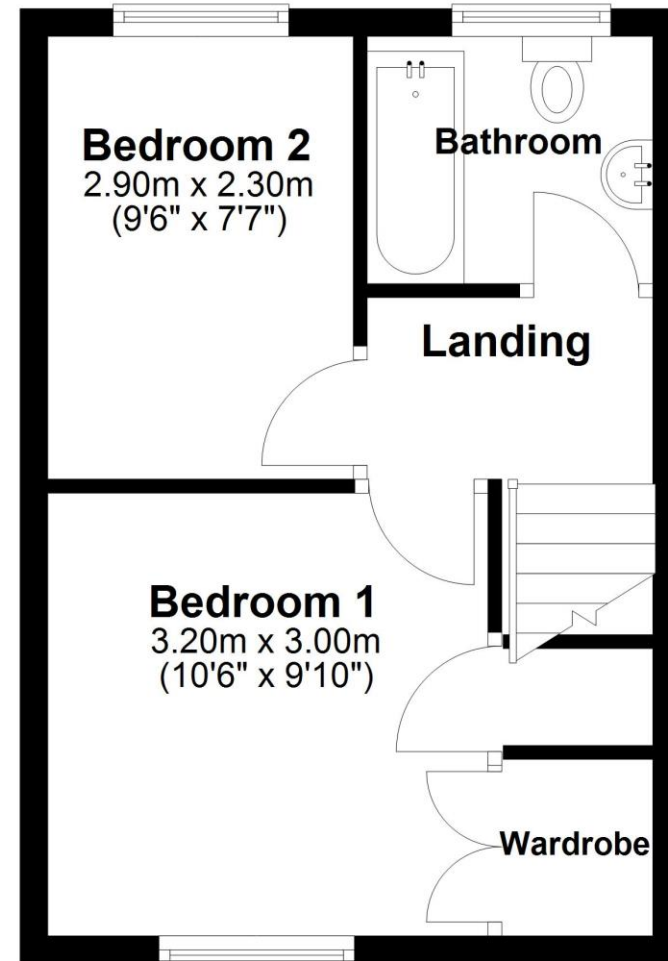
Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.5 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.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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