



Palmer & Partners



Firtree Rise, Ipswich, Suffolk, IP8 3RD
Guide Price £210,000 to £220,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- End of Terrace House
- Two Bedrooms
- 22ft Dual Aspect Living Room
- Kitchen
- First Floor Shower Room
- Private & Non-Overlooked Rear Garden
- Corner Plot
- Allocated Parking Space



This nicely presented two-bedroom end of terrace house is situated on the popular Pinewood development offering good access out to the A14 commuter trunk road. The property sits on a good-sized corner plot and benefits from a non-overlooked rear garden which wraps around. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, 22ft

dual aspect lounge/dining room, kitchen, first floor landing, two bedrooms, and a stylish shower room.

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 mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The

town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



Front Porch: Window to the front aspect and door leading to:

Lounge/Dining Room: 22'1" x 13'9" (6.73m x 4.2m) A dual aspect room with window to the front and French doors opening out to the rear garden, a radiator, staircase rising to the first floor, and a door leading to:

Kitchen: 9'1" x 6'3" (2.77m x 1.9m) Fitted with a range of matching base and wall units, roll edge work surfaces, sink and drainer, integrated electric cooker and

gas hob with extractor hood above, space for a washing machine and fridge freezer, part tiled walls, and a window to the rear aspect.

First Floor Landing: Doors leading to the bedrooms and shower room.

Bedroom One: 11'8" x 11'2" (3.56m x 3.4m) Window to the front aspect, a radiator, airing cupboard, and built-in wardrobes with overhead storage.



Bedroom Two: 9'9" x 7'9" (2.97m x 2.36m) Window to the rear aspect, a radiator, and access to the loft.

Shower Room: A stylish three-piece suite comprising a shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, metro tile walls, and an opaque window to the rear aspect.

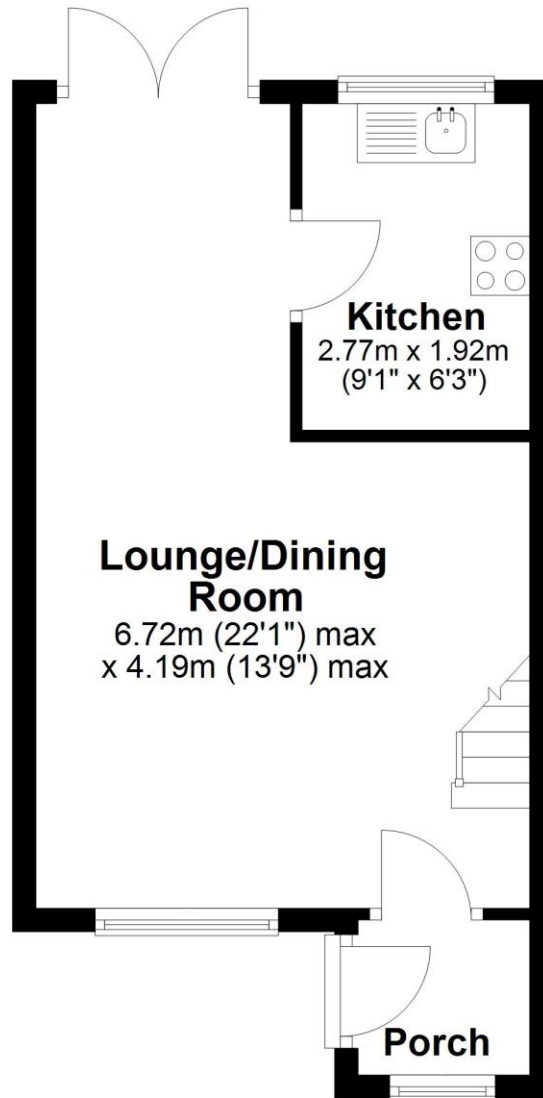
Garden: The lovely rear garden wraps around as the house sits

on a corner plot and is predominantly laid to lawn with a patio seating area, a mature oak tree, shrub and hedge borders, wooden shed, outside tap, and side gate offering access to front. The garden is fully enclosed by fencing and is private and non-overlooked.

Parking: There is an allocated parking space in the communal car park to the side of the property.

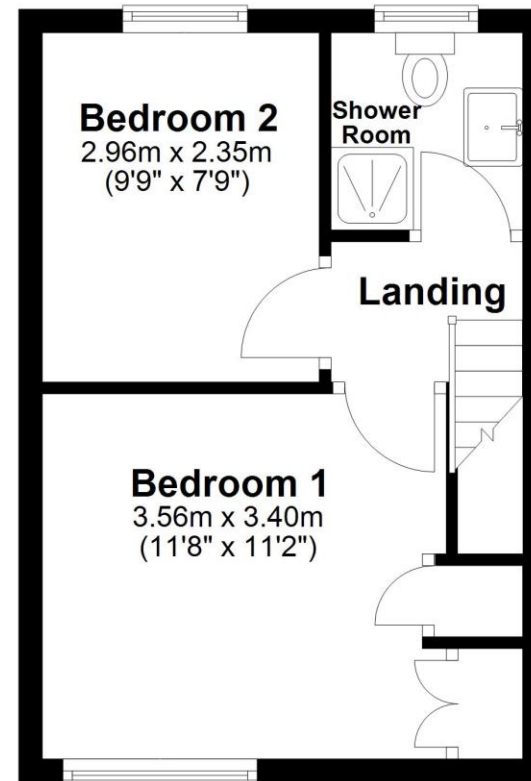
Ground Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 55.8 sq. metres (600.2 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.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners

Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com