

Sycamore Close, Ipswich, Suffolk, IP8 3RL

Offers in excess of: £210,000



- No Onward Chain
- Mid Terrace House
- Two Double Bedrooms
- 21ft Lounge / Dining Room
- First Floor Bathroom
- Detached Garage

This nicely presented two bedroom mid terrace house, tucked away in a cul-de-sac position on the much sought after Pinewood development offering good access out to the A12 and A14 commuter trunk roads, is being sold with no onward chain and comes with detached garage. This property makes an ideal first time / investment purchase and, as agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 21ft lounge / dining room, kitchen, first floor landing, two double bedrooms, and 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.



Dimensions:-

Lounge / Dining Room 21'1" x 10'6" (6.43m x 3.2m)

Kitchen 9'1" x 6'4" (2.77m x 1.93m)

Bedroom One 12'3" x 11'2" (3.73m x 3.4m)

Bedroom Two 9'6" x 7'6" (2.9m x 2.29m)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	