



Palmer & Partners

**Swan Farm Mews, Chapel Lane, Washbrook,  
Ipswich, Suffolk, IP8 3LH**

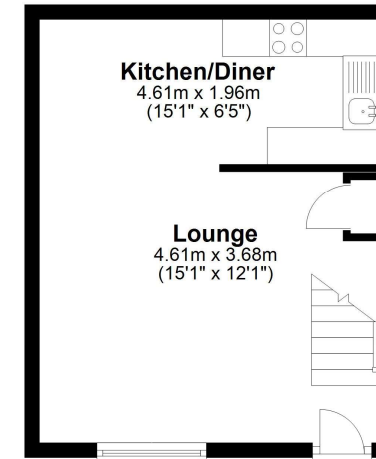
**Offers in excess of:  
£200,000**



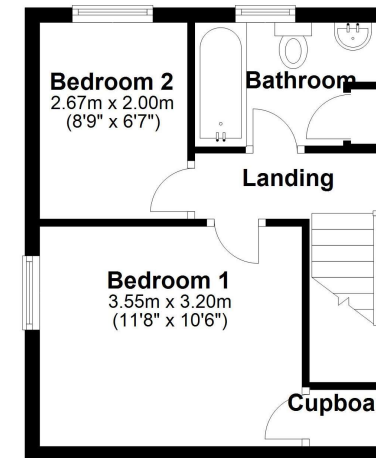
# Swan Farm Mews, Chapel Lane, Washbrook, Ipswich, Suffolk, IP8 3LH

- To be advised
- Two Bedroom Mews Cottage
- Allocated Parking Space
- Visitors Parking
- Communal Garden
- Character Property
- Wooden Beams Throughout
- Kitchen/Diner
- Lounge
- Easy Access to the A12 & A14

**Ground Floor**



**First Floor**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Palmer & Partners - Ipswich

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### 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.