

## **Yew Tree Rise, Pinewood, Ipswich, Suffolk, IP8 3RH**

**Offers In Excess Of: £180,000**

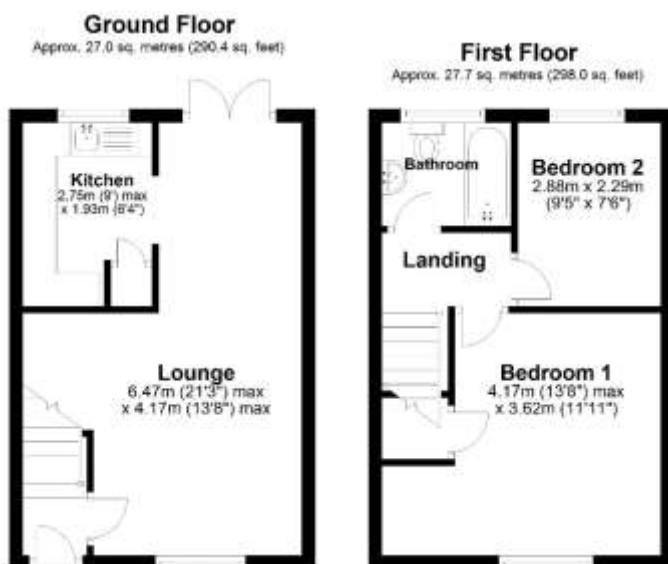


- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- Allocated Parking Space

This two bedroom mid terrace house situated on the sought after Pinewood development offering good access out to the A12 and A14 commuter trunk roads, is being sold with no onward chain and would make an ideal starter home or investment. The property overlooks a greensward from the front and comes with an allocated parking space opposite together with communal parking area. The accommodation comprises entrance hall, 21ft dual aspect lounge, kitchen, first floor landing, two 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.

Council tax band: B



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

#### 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		
(95-100) <b>A</b>		
(81-95) <b>B</b>		88
(69-81) <b>C</b>	71	
(55-69) <b>D</b>		
(39-55) <b>E</b>		
(21-39) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC