

Palmer & Partners - Ipswich

2 St Nicholas Street, Ipswich
Suffolk, IP1 1TJ

T: 01473 211705

E: suffolk@palmerpartners.com



Palmer & Partners

Buttercup Close, Ipswich, Suffolk, IP8 3RG

Guide Price: £210,000 to £220,000



- Mid Terrace House
- Two Bedrooms
- Modern Kitchen & Bathroom
- New Boiler Installed 2022
- New Integrated Oven Just 12 Months Old
- One Allocated Parking Space
- Rear Garden Backing onto Woodland
- Ideal first time / investment purchase

Tucked away at the end of a cul-de-sac on the sought after Pinewood development offering good access out to the A12 and A14 commuter trunk roads, lies this beautifully presented two bedroom mid terrace house. The property benefits from a new boiler installed in 2022, new integrated oven which is just 12 months old, one allocated parking space to the front, and a private and non-overlooked rear garden which backs onto woodland. The property would make 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 front porch, 21ft dual aspect lounge / dining room, modern kitchen, first floor landing, two bedrooms, and a modern bathroom.

www.palmerpartners.com

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.

Council Tax Band: B



Total area: approx. 55.2 sq. metres (593.9 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			
(92+)	A		
(81-91)	B		88
(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	