



Palmer & Partners

2 Bedrooms

Firtree Rise, Ipswich, Suffolk, IP8

Guide Price:

£220,000

EPC Rating: D



*** GUIDE PRICE: £220,000 to £230,000

Situated down a quiet cul-de-sac on the popular Pinewood development in Ipswich just a few minutes drive from the A12 and A14, lies this nicely presented two bedroom semi-detached bungalow which is being sold with no onward chain and comes with a garage en bloc. The accommodation comprises entrance hall, two bedrooms, 17ft lounge / dining room, kitchen, spacious conservatory, and wet 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.

Council tax band: B
EPC Rating: D



For additional information and full photo gallery please visit www.palmerpartners.com



Outside – Front The low-maintenance garden is laid to patio with shrub borders, gated side access to the rear garden, and steps and ramp up to the front door.

Entrance Hall Airing cupboard, radiator, and doors to:

Bedroom 13'6" x 9'11" (4.11m x 3.02m). Window to the front aspect and radiator.

Bedroom 9'8" x 7'2" (2.95m x 2.18m). Window to the front aspect and radiator.



Lounge / Dining Room 17' x 10'9" (5.18m x 3.28m). Window to the conservatory, radiator, feature fireplace, and doorway through to:

Kitchen / Breakfast Room 11'7" x 6'3" (3.53m x 1.9m). Fitted with a range of matching eye and base level units, roll edge work surfaces, inset sink and drainer, tiled splash backs, integrated oven and electric hob with extractor hood over, space for fridge freezer and washing machine, radiator, breakfast bar, window to the side aspect, and door through to:



Conservatory 14'4" x 7'2" (4.37m x 2.18m). Multiple windows, door opening out to the rear garden, tiled flooring, and radiator.

Wet Room Wall mounted shower, low-level WC, hand wash basin, radiator, part tiled walls, and obscure window to the side aspect.

Outside – Rear The low-maintenance garden is laid to patio and gravel with shrub borders, shed to remain, and is fully enclosed.

Tenure - Freehold

Viewing - By appointment through Palmer & Partners



Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.