

## **Broad Meadow, Ipswich, Suffolk, IP8 3SP**

**Offers In Excess Of: £260,000**



- No Onward Chain
- Detached House
- Three Bedrooms
- 23ft Lounge / Dining Room
- First Floor Bathroom
- Detached Garage
- Off-Road Parking
- Low-Maintenance Rear Garden

Situated on the popular Pinewood development in Ipswich, offering good access out to the A12 and A14 commuter trunk roads, lies this three bedroom detached house which benefits from a detached garage, driveway providing off-road parking, low-maintenance rear garden, and is being sold with no onward chain. The accommodation comprises entrance hall, ground floor cloakroom, 23ft dual aspect lounge / dining room, kitchen, first floor landing, three bedrooms, and family 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: C



Total area: approx. 70.8 sq. metres (762.0 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 misstatement. This plan is for illustrative purposes only. Plans produced using Planit.

### 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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