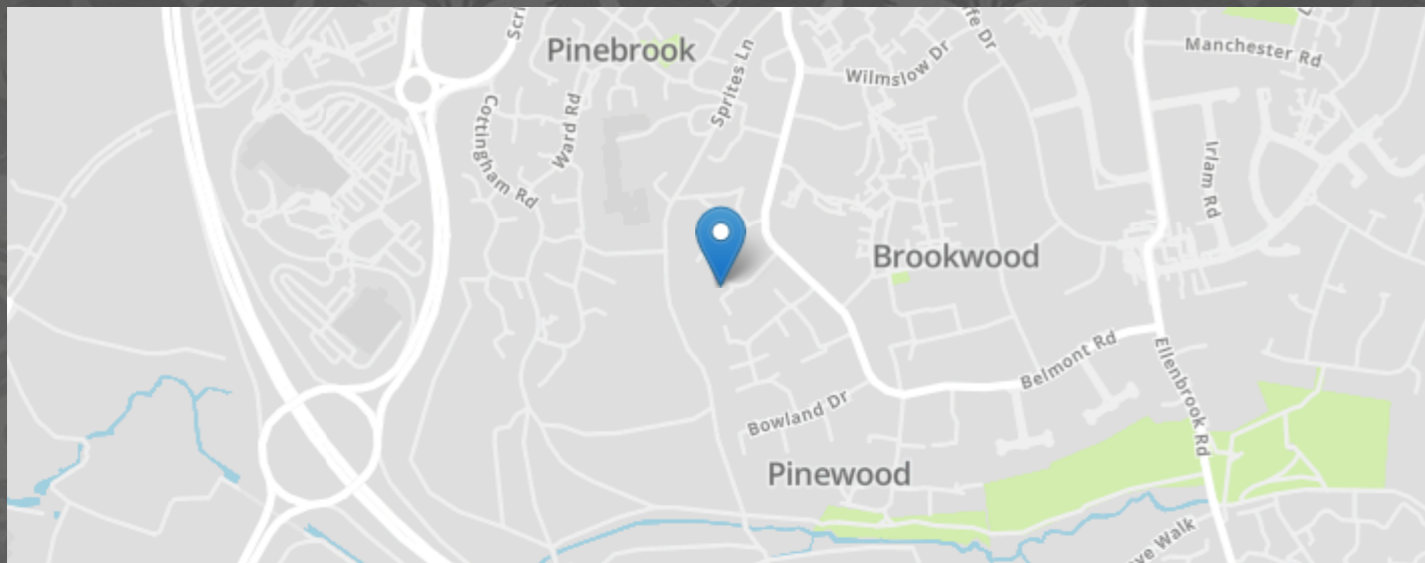


Yew Tree Rise, Pinewood, Ipswich



- TWO BEDROOMS
- DOUBLE GLAZING
- GARDEN
- WELL PRESENTED
- EASY ACCESS TO A12 AND A14
- GAS CENTRAL HEATING
- NEW KITCHEN
- WELL KEPT
- CLOSE TO AMENITIES
- CLOSE TO SCHOOLS

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Yew Tree Rise, Pinewood, Ipswich

We are delighted to bring this well kept and well presented two bedroom terraced home to the market for sale. The property is situated in an ideal location close to schools, amenities and gives good access to the A12/A14.

Internally the property benefits from, on the ground floor: Entrance hall, living room and kitchen/diner. To the first floor: Landing, bedroom one, bedroom two and the bathroom. Externally the property benefits from a garden to the rear aspect.

Call now to register your interest and arrange a private first hand viewing.

£210,000

Yew Tree Rise, Pinewood, Ipswich

Entrance Hall

Front door, radiator.

Living Room

3.62m x 3.19m (11' 11" x 10' 6")
Double glazed window to front aspect, radiator, under stairs storage.

Kitchen

4.15m x 2.72m (13' 7" x 8' 11")
New kitchen 4 years old, integrated oven, integrated bin, integrated freezer, integrated fridge freezer, sink draining board, double glazed window to rear aspect, French doors to rear aspect, hob, extractor, radiator.

Bedroom One

4.15m x 3.79m (13' 7" x 12' 5")
Double glazed window to front aspect, radiator, ceiling fan, storage cupboard/tank housing.

Bedroom Two

2.88m x 2.31m (9' 5" x 7' 7")
Double glazed window to rear aspect, radiator.

Bathroom

Bath with shower over, electric heated towel rail, double glazed window to rear aspect, low level WC, hand wash basin.

Front Garden

Paved path to front door, laid to lawn with a flower bed.

Rear Garden

Mainly laid to lawn with patio and stone areas, shed with power and lighting.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP8 3RH as the point of destination.

Important Information

Tenure - Freehold
Services - we understand that, gas, electricity, water and drainage are connected to the property.
Council Tax Band: B
EPC rating: C

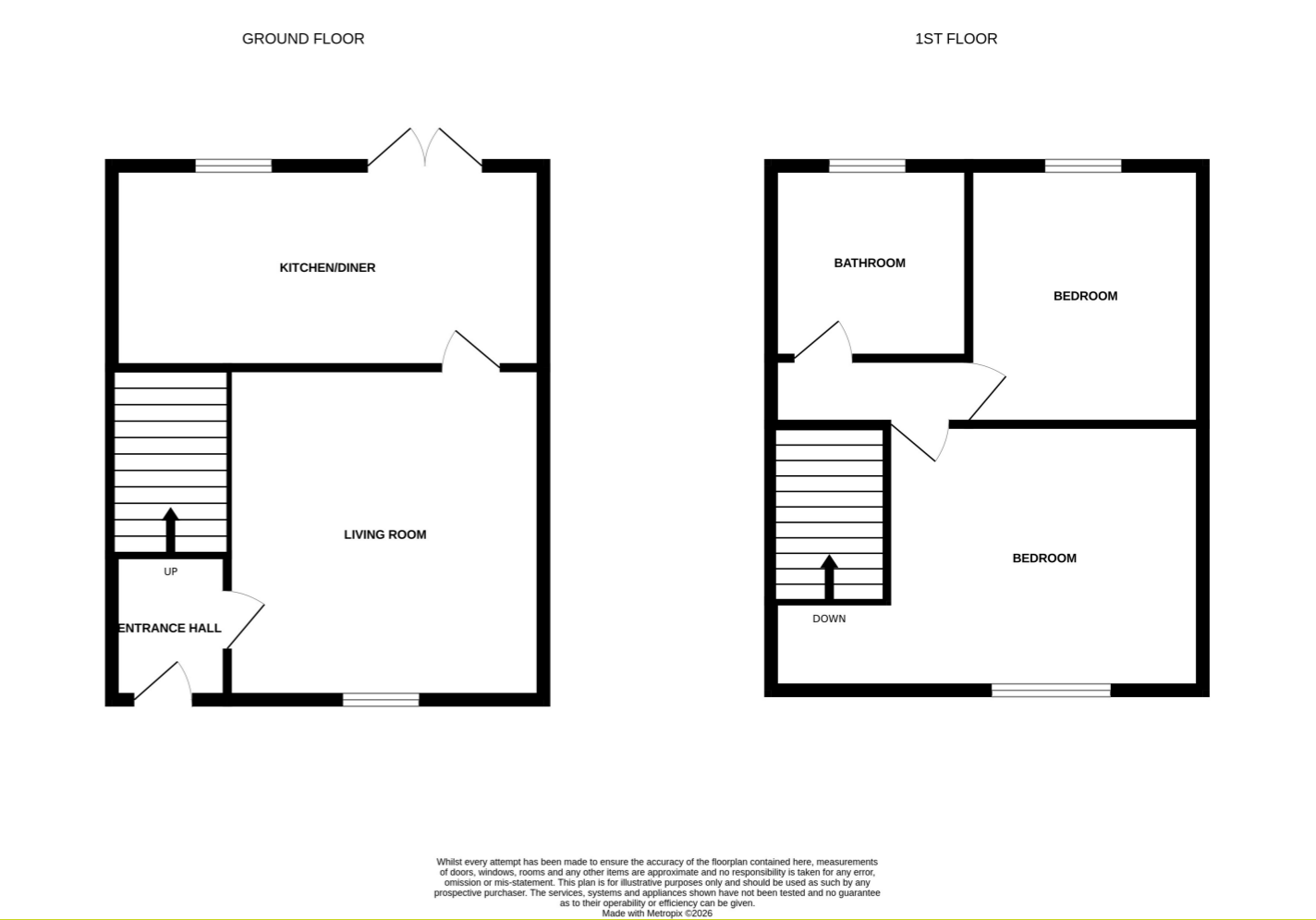
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band B.

Yew Tree Rise, Pinewood, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

