

- 2 DOUBLE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- INTEGRATED OVEN AND HOB
- NO FORWARD CHAIN
- EASY ACCESS TO A12/14

- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- ENCLOSED REAR GARDEN
- CLOSE TO SUFFOLK ONE SIXTH FORM COLLEGE

MARKS & MANN



Swallowtail Close, Pinewood, Ipswich

Marks and Mann are pleased to offer this two bedroom end of terraced property with no forward chain, situated on the south-west of Ipswich, within easy access of the A12/A14, close to local amenities including shops, Belstead Brook Country Park and Suffolk One Sixth Form College. The area is well served by Ipswich Buses.

Internally the property benefits from on the ground floor, Entrance Hall, lounge/diner and kitchen. To the first floor: Landing, bedroom one, bedroom two and bathroom. Externally the property benefits from garage and off road parking to the side aspect and garden to the rear which is mainly laid to lawn with patio and plant/shrub borders.

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

£220,000

MARKS & MANN

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Entrance Hall

Front door, radiator. Laminate flooring. Stairs to first floor.

Lounge/Diner

4.66m x 3.35m (15' 3" x 11' 0")

Double glazed patio door to rear aspect. Laminate flooring. Understairs storage cupboard with shelving. Radiator.

Kitchen

2.76m x 2.78m (9' 1" x 9' 1")

Panel and glazed door to rear. Range of eye level units and base level units with cupboards and drawers. One and a quarter single drainer sink unit with mixer tap. Tiled Splashbacks. Integrated electric oven and gas hob with extractor fan over. Plumbing and space for washing machine, dishwasher and fridge/freezer. Tiled flooring. Track spotighting. Double glazed window to rear aspect.

Landing

Shelved airing cupboard with gas boiler.

Bedroom One

2.63m x 4.02m (8' 8" x 13' 2")

Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom Two

2.70m x 3.49m (8' 10" x 11' 5")

Double glazed window to rear aspect, radiator, fitted wardrobe, loft hatch.

Bathroom

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

Outside

Path leading to front door.

Rear Garden

South-east facing rear garden enclosed by panelled fencing, mainly laid to lawn with patio and plant/shrub borders. Outside tap. Outside security light. Shed. Gate to side giving access to parking area and garage with up and over door. Garage has loft storage area.

Location

Ipswich is a town which features the retail shopping district and the historic town square, known as the Cornhill. There are cinemas and a variety of restaurants within the town centre. The waterfront, south of the town centre on a meander of the River Orwell, offers a picturesque setting with a marina, luxury yachts, high-rise apartment buildings, and a variety of restaurants and cafes.

Directions

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

Important Information

Tenure - freehold

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council Tax Band - B

EPC Rating: C

Disclaimer

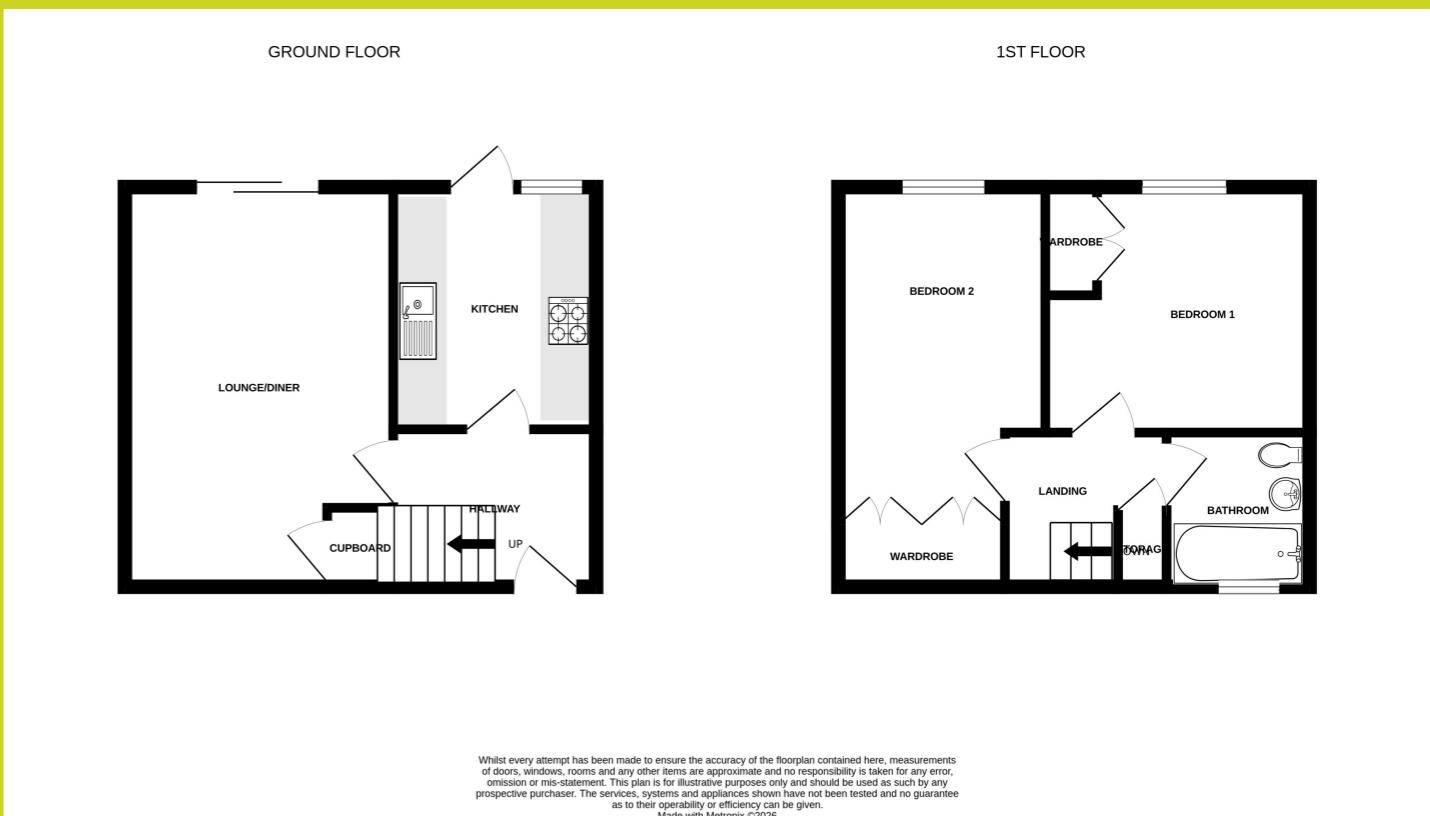
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	
(81-91)	B	75	
(69-80)	C	75	
(55-68)	D	75	
(39-54)	E	75	
(21-38)	F	75	
(1-20)	G	75	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	90	
(81-91)	B	76	
(69-80)	C	76	
(55-68)	D	76	
(39-54)	E	76	
(21-38)	F	76	
(1-20)	G	76	
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

