



Pine View Road | Ipswich | IP1 4HR

Price £300,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group



# Pine View Road, Ipswich, IP1 4HR

NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom double bay semi-detached house backing onto Broomhill park and positioned nicely for local shops, schools, bus service and library. The property is arranged over two floors comprising porch, entrance hall, two reception rooms plus conservatory, kitchen, G/F cloakroom, stairs to first floor leading to 3 bedrooms and shower room, further benefits include double glazed throughout, gas centrally heated, detached garage, off road parking, front & rear mature gardens, EARLY INSPECTION RECOMMENDED.



## STORM PORCH

## ENTRANCE HALL

Double glazed door, brush mat, carpeted flooring, radiator, stairs to first floor, storage under stairs, doors to lounge, dining, kitchen and cloakroom.

## DINING ROOM

12' x 11' 9" (3.66m x 3.58m) Carpeted flooring, double glazed bay window to front aspect, radiator.



## LOUNGE

18' x 10' 9" (5.49m x 3.28m) Carpeted flooring, radiator, coal effect gas fired back boiler with marble hearth, double glazed patio doors leading through to conservatory.

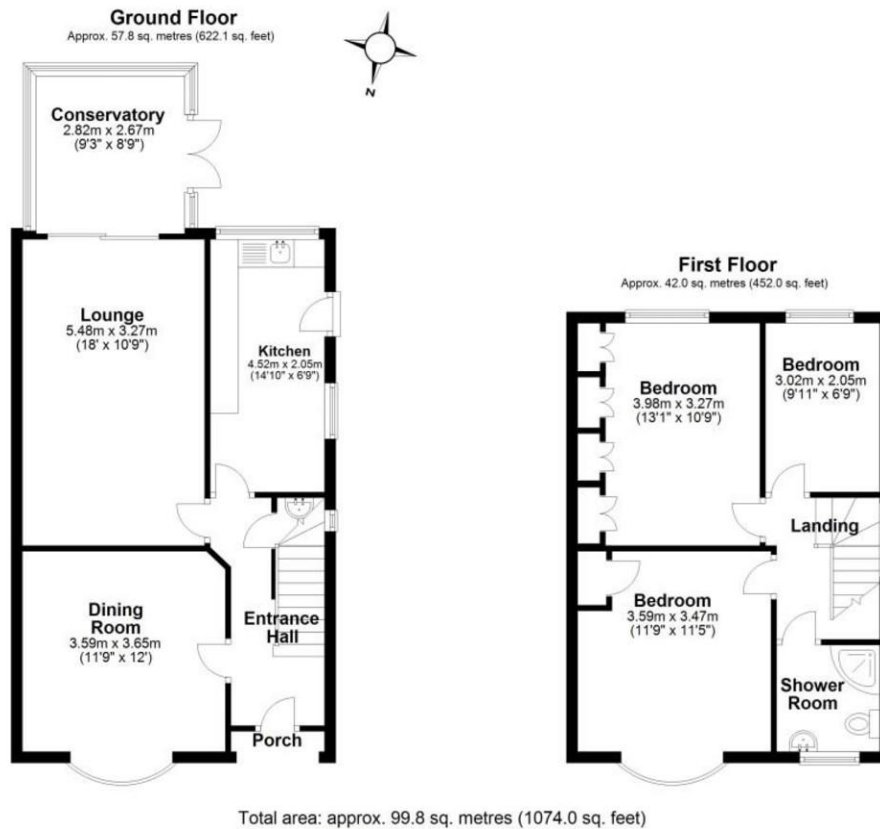
## CONSERVATORY

9' 3" x 8' 9" (2.82m x 2.67m) Tiled flooring, electric convector heater, double glazed doors to side aspect.

## KITCHEN

14' 10" x 6' 9" (4.52m x 2.06m) Matching eye level and base units with roll edge work tops, 4 ring gas hob, gas oven & grill, space for under counter fridge, radiator, inset sink & drainer with swan neck mixer tap, vinyl floor covering, plumbing for washing machine, double glazed windows to side & rear aspect, double glazed door to side aspect.





### CLOAKROOM

Low level WC, wash hand basin, tiled flooring, chrome heated towel rail, double glazed window to side aspect.

### STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect, doors to bedrooms and shower room.

### BEDROOM 1

13' 1" x 10' 9" (3.99m x 3.28m) Carpeted flooring, 8 door built in wardrobes with matching furniture which vendor is happy to leave, double glazed window to rear aspect, radiator.

### BEDROOM 2

11' 9" x 11' 5" (3.58m x 3.48m) Carpeted flooring, double glazed bay window to front aspect, radiator, airing cupboard housing hot water cylinder.

### BEDROOM 3

9' 11" x 6' 9" (3.02m x 2.06m) Carpeted flooring, radiator, double glazed window to rear aspect.

### SHOWER ROOM

6' 3" x 5' 11" (1.91m x 1.8m) Comprising low level WC, wash hand basin with cupboards under, shower cubicle,

chrome heated towel rail, double glazed window to front aspect, vinyl floor covering.

### GARAGE

16' 1" x 9' (4.9m x 2.74m) Power & lighting connected, window to side aspect.

### OUTSIDE

Easy care front garden which is paved, driveway leading to double gates and further driveway to covered carport and garage, secure gate into rear garden with coloured stone feature, lawn with mature flower & shrub borders, holly tree & beech tree, brick built storage shed measuring 9'5 x 7.3' with power, rear gardens back onto Broomhill park, garden all enclosed by fencing.

### COUNCIL

Ipswich Borough Council  
Council tax band (C) £2,003.60

### SEVICES

We understand all mains services are connected.

### NEAREST SCHOOLS

Dale Hall CP primary school, Westbourne Academy.

## Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase,

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Pine View Road IPSWICH IP1 4HR	Energy rating <b>D</b>	Valid until: 18 March 2034
		Certificate number: 2160-1607-6040-5101-8995



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.