







Acer Grove, Ipswich,
£195,000

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A modern style two bedroom 1990's built two bedroom mid terrace house located on the popular Pinewood development with access to local facilities, supermarkets and the Copdock interchange with the all important routes via the A12/A14.

- MID TERRACE HOUSE
- TWO BEDROOMS
- FITTED KITCHEN
- 21FT LOUNGE/DINER
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- ACCESS TO LOCAL FACILITIES
- ACCESS A12/A14 VIA COPDOCK INTERCHANGE
- PARKING
- ENCLOSED REAR GARDEN

PROPERTY:

Welcome to this charming mid-terrace house located in the frequently requested Pinewood area of Ipswich. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or those in need of a guest room or home office.

The house features a well-maintained recently installed bathroom, ideal for unwinding after a long day. Built in the 1990s, this property offers most modern conveniences. The 581 sq ft layout provides a comfortable living space for you to make your own.

Situated in a cul de sac location, this house offers a great retreat from the hustle and bustle of every day life. There is also parking available.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.





LOCATION:

The property is located in a popular 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.

ENTRANCE LOBBY/HALL:

Double glazed entrance door to:- staircase to first floor landing, radiator and door to:-

LOUNGE/DINER:

21'8 x 10'7 red 7'2 (6.60m x 3.23m red 2.18m)

Double glazed window to front and rear elevations, two radiators, storage under stairs, double glazed door to garden and door to kitchen.



**KITCHEN:**

9'2 x 6'2 (2.79m x 1.88m)

Double glazed window to rear elevation, stainless steel sink unit inset to work top with cupboards under, wall mounted matching cupboards, wall mounted boiler, tall standing storage cupboard, alcove for fridge freezer, space for washing machine, concealed filter hood over cooker area and tiled floor.

LANDING:

Access to loft space. Doors to bedrooms and bathroom.

BEDROOM ONE:

11'6 x 10'6 (3.51m x 3.20m)

Double glazed window to front elevation, radiator, built in double wardrobe cupboard and built in bulkhead storage cupboard.

BEDROOM TWO:

9'8 x 7'3 (2.95m x 2.21m)

Double glazed window to rear elevation and radiator.

BATHROOM:

5'11 x 5'5 (1.80m x 1.65m)

Double glazed frosted window to rear elevation, radiator, low level WC, wash hand basin with mixer tap vanity cupboard under, panel bath with mixer tap, Triton shower unit over bath with shower screen and tiled floor.

FRONT GARDEN:

Open plan, laid mainly to lawn, pathway to front door with access steps.

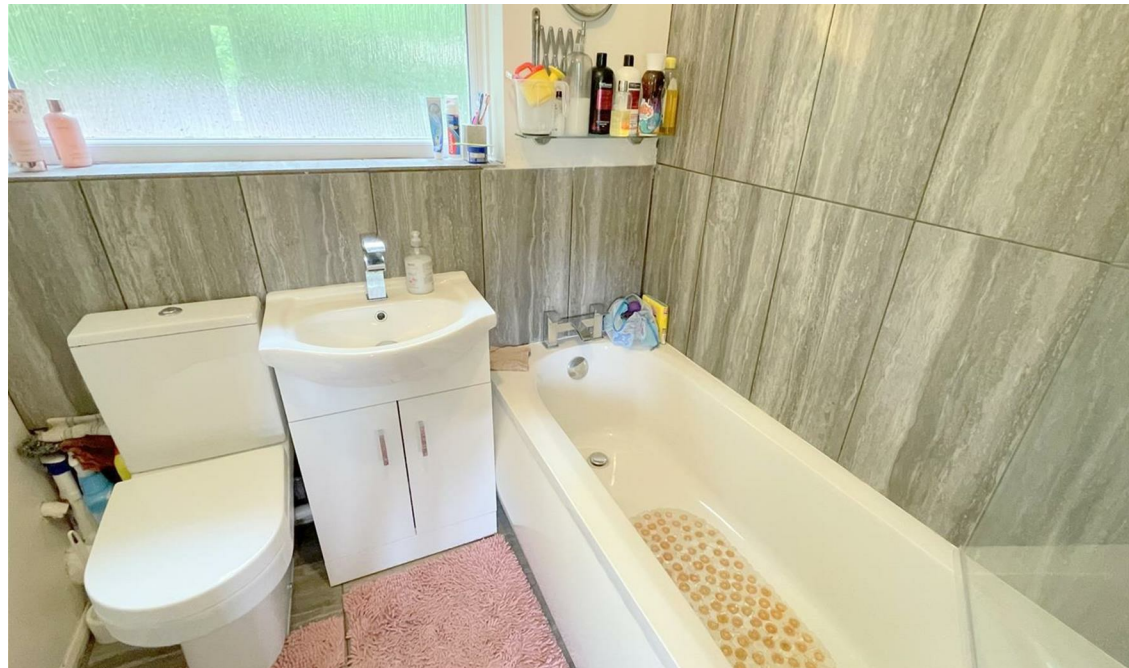
REAR GARDEN:

Approximately 34ft x 14ft, paved patio area, steps up to top terrace and timber shed.

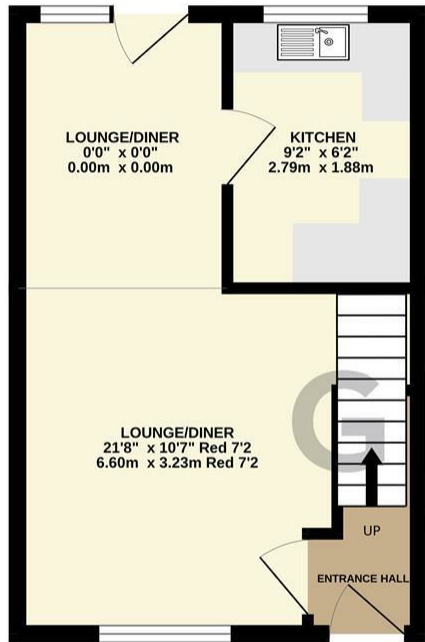
PARKING:

We understand from our client that there is an allocated space, but most use the parking area and generally treat as communal on a first come first serve basis.

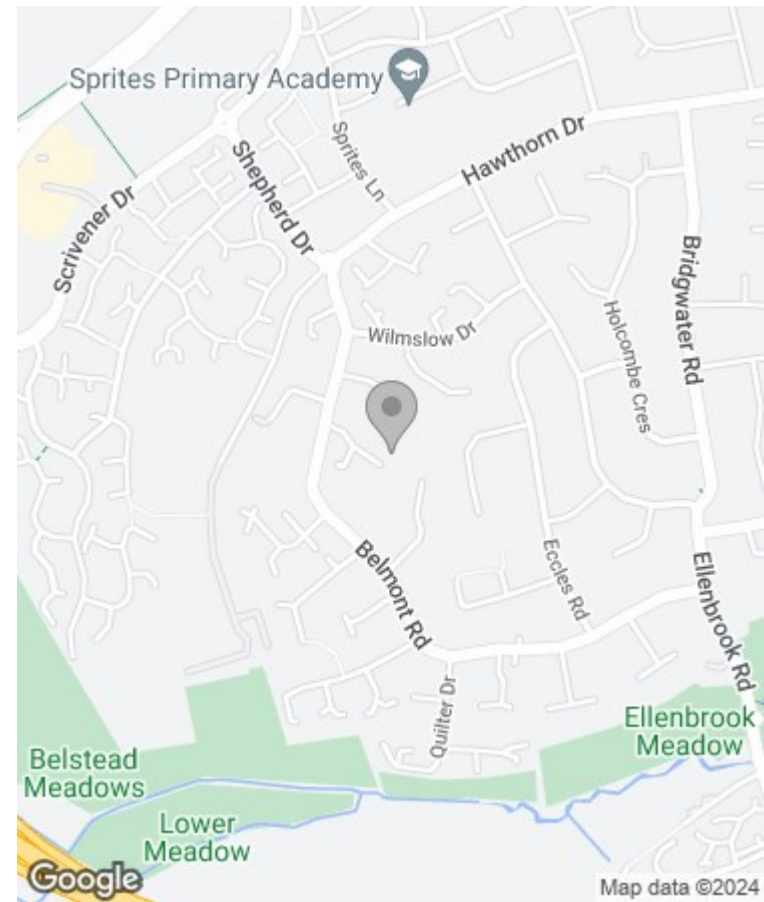
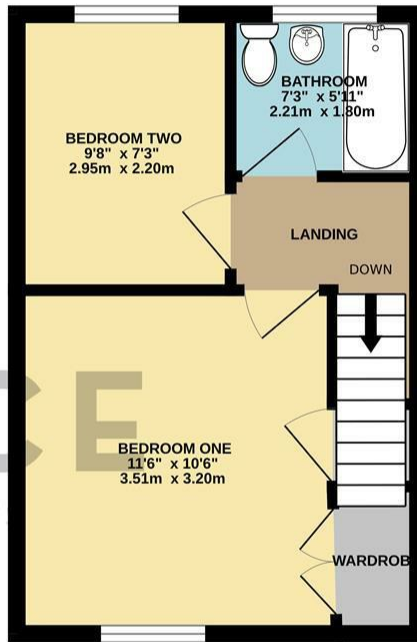




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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