



Merrion Close, Ipswich,
£230,000

- PINewood
- END TERRACE HOUSE
- THREE BEDROOMS
- 16'10 LOUNGE/DINER
- FITTED KITCHEN
- PATIO DOORS TO GARDEN
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- ENTRANCE PORCH
- GARAGE



A modern style three bedroom end terraced house located on the Pinewood development in a cul de sac location close to shops supermarkets and the Copdock interchange (A14/A12)

PROPERTY:

A great opportunity to acquire this three bedroom end terraced house located on the popular Pinewood development close to supermarkets, retail park and the Copdock interchange with links to the A12/A14. This family home is nestled in this cul de sac location and offers most of those everyday needs to include fitted kitchen, 16'10 lounge/diner, patio doors to garden, gas to radiator heating and double glazing. The accommodation consists:- entrance porch, kitchen and lounge/diner. The first floor has three bedrooms and a bathroom. Outside there is an open plan front garden, rear garden, driveway and garage.



Council tax : band B
Babergh



LOCATION:

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.

ENTRANCE PORCH:

4'2 x 2'10 (1.27m x 0.86m)
Double glazed entrance doors to:- meter cupboard and storage, further glazed door and side panel to:-

HALL:

7'9 x 6'2 (2.36m x 1.88m)
Radiator, stairflight to first floor landing and door to:-



KITCHEN:

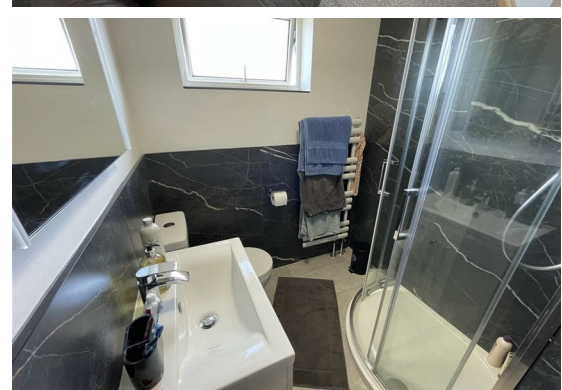
10' x 7'7 (3.05m x 2.31m)
Double glazed window to front elevation, stainless steel sink unit with mixer taps and cupboards under, floor standing cupboards, drawers and units with adjacent work tops, glazed display cabinet, filter hood over cooker area, wall mounted cupboards, space for washing machine, space for fridge/freezer and wall mounted Baxi gas boiler.

LOUNGE/DINER:

16'10 x 14'1 (5.13m x 4.29m)
Storage cupboard understairs, two radiators and double glazed patio doors to rear garden.

LANDING:

7'6 x 5'8 (2.29m x 1.73m)
Access to loft space (partially boarded) and doors to:-



BEDROOM ONE:

13'10 x 8'2 (4.22m x 2.49m)

Double glazed windows to rear and side elevations and radiator.

BEDROOM TWO:

13'5 x 8'2 (4.09m x 2.49m)

Double glazed window to front elevation and radiator

BEDROOM THREE:

11'2 x 5'9 (3.40m x 1.75m)

Double glazed window to rear elevation and radiator.

BATHROOM:

8'5 x 5'8 (2.57m x 1.73m)

Double glazed window to front elevation, low level WC, pedestal wash hand basin with vanity under, corner shower with Mira shower unit and curved screen doors, heated towel radiator, tiled floor and built in airing cupboard.

FRONT GARDEN:

Open plan with lawned area and concrete driveway to garage.

REAR GARDEN:

Westerly facing, paved patio areal and lawned garden. Access via personal door to Garage.

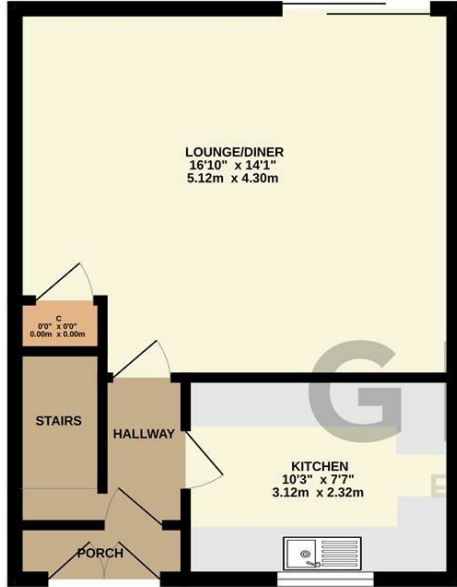
GARAGE:

17'6 x 8'8 (5.33m x 2.64m)

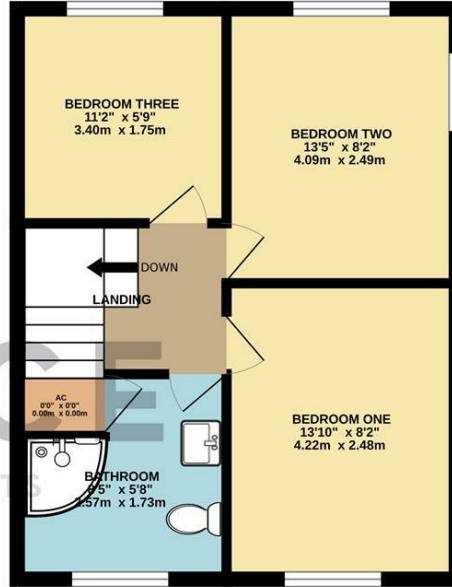
Up and over door, personal door to garden. Power and lighting.



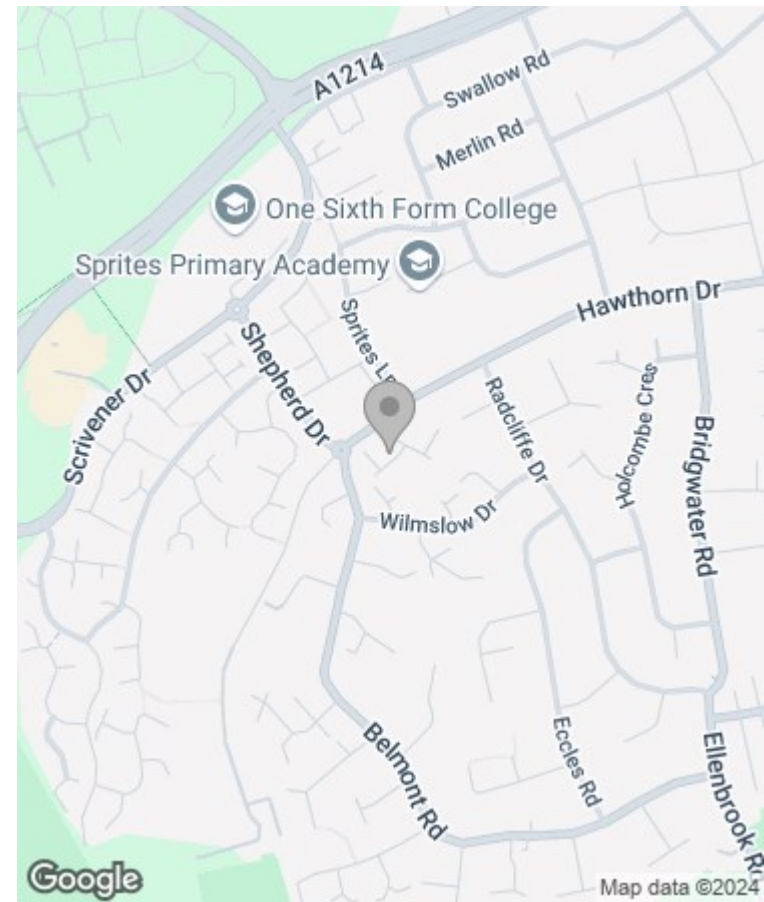
GROUND FLOOR



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.
Made with Metropix ©2024



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

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

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.