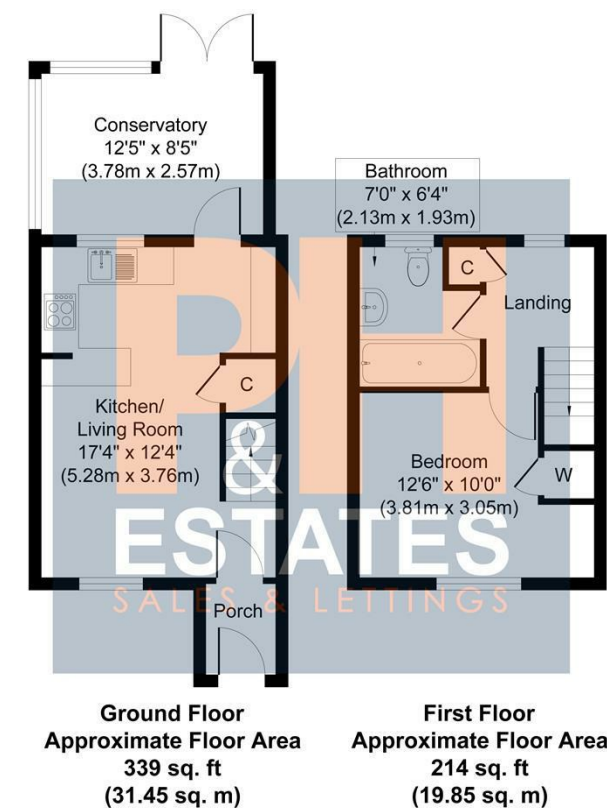
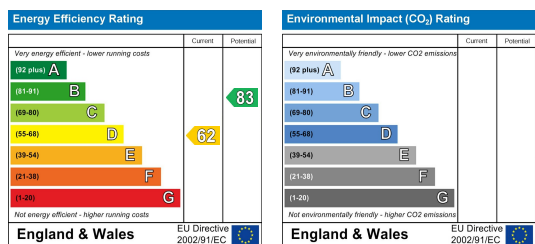




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



38 Yew Tree Rise, Pinewood, Ipswich, IP8 3RJ

£180,000

Perfect FIRST TIME BUY, located in the most popular pinewood development, this one bedroom end terrace house includes, open plan living area/kitchen/dining area, entrance porch conservatory, bathroom, gardens to front and rear and is well presented throughout.



38 Yew Tree Rise, Pinewood, Ipswich, Suffolk, IP8 3RJ

IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

ENTRANCE PORCH:

Double glazed window to side, wood effect flooring and door to...

LOUNGE/DINER/KITCHEN: 17'3" x 12'4" (5.28 x 3.76)

Providing perfect open plan living area, double glazed window to front, double glazed window to rear, stairs to first floor, wood effect flooring, radiator, ceiling spotlights, opening to kitchen area including, wall and base units, oak worktops, double ceramic butler sink with mixer tap and drainer, integrated oven and induction hob and extractor.

CONSERVATORY: 12'4" x 8'5" (3.78 x 2.57)

Double glazed windows to rear and sides, patio doors leading to garden, tiled floor and ceiling spotlights.

LANDING:

Double glazed window to rear, radiator, wood effect flooring, airing cupboard and doors to...

BEDROOM: 12'5" x 10'0" (3.81 x 3.05)

Double glazed window to front and rear, wood effect flooring, radiator, airing cupboard and loft hatch.

BATHROOM: 6'11" x 6'3" (2.13 x 1.93)

Double glazed window to rear, low level w/c, paneled bath with shower over, hand wash basin with vanity under and wall mounted towel rail.

OUTSIDE:

FRONT:

Hedged and mature, path to front door.

REAR:

Patio area, mature shrubs with fenced and hedged surround.

P&H ESTATES:

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

Call 01473 353 287

