



Connells

Wilding Road
Ipswich



Property Description

Located on the Popular Pinewood Development you will find this well presented two bedroom mid-terrace house benefiting from lounge, kitchen, first floor bathroom, front and rear gardens and garage and off road parking.

Pinewood is a sought after location situated to the South West of Ipswich and is conveniently located for access to the A 12/A 14 via the copdock interchange and a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and Suffolk one college.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed entrance, radiator, tiled flooring and door giving access to:

Kitchen

8' 5" x 8' (2.57m x 2.44m)

Upvc double glazed window to front, space for fridge freezer, built in over, built in hob with filter hood over, space and plumbing for slim line dish washer, wall mounted boiler, space and plumbing for washing machine, 1 1/2 bowl sink with mixer tap inset in a roll edge work surfaces with cupboards and drawers under and matching above, textured and covered ceiling, tiled flooring and tiled flashbacks.

Lounge

15' 5" x 12' 2" max (4.70m x 3.71m max)

Upvc double glazed window to rear, upvc double glazed double door giving access to the rear garden, part panelled feature wall, smooth ceiling with inset spotlighting, wood effect flooring, radiator, and stairs rising to the first floor.

First Floor Landing

Textured and coved ceiling with spot lighting with loft access and doors giving access to:

Bedroom One

12' 1" x 10' 1" max (3.68m x 3.07m max)

Upvc double glazed window to rear, radiator, range of fitted wardrobes and textured and coved ceiling.

Bedroom Two

11' 7" x 6' (3.53m x 1.83m)

Upvc double glazed window to front, radiator, coved and textured ceiling and built in double wardrobe.

Bathroom

Upvc double glazed window to front, low level w/c, pedestal wash hand basin, heated towel rail, tiled flooring, heated towel rail, fully tiled shower cubicle with independent shower over, tiled walls, coved and textured ceiling with inset spotlighting and extractor fan, airing cupboard and additional heated towel rail.

Outside

To the front of the property is laid to lawn and there is a separate drive leading to the front of the garage which is on block,

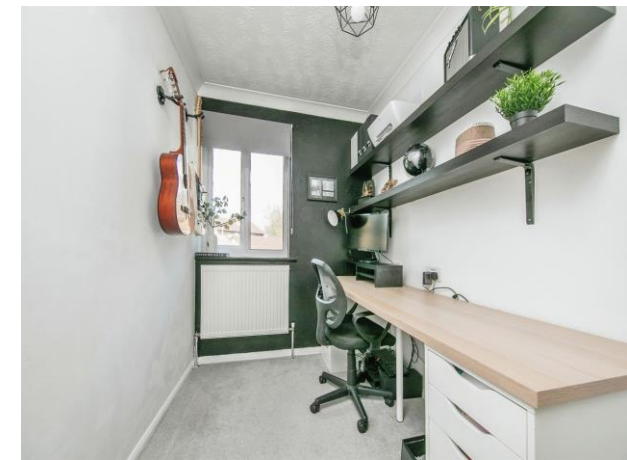
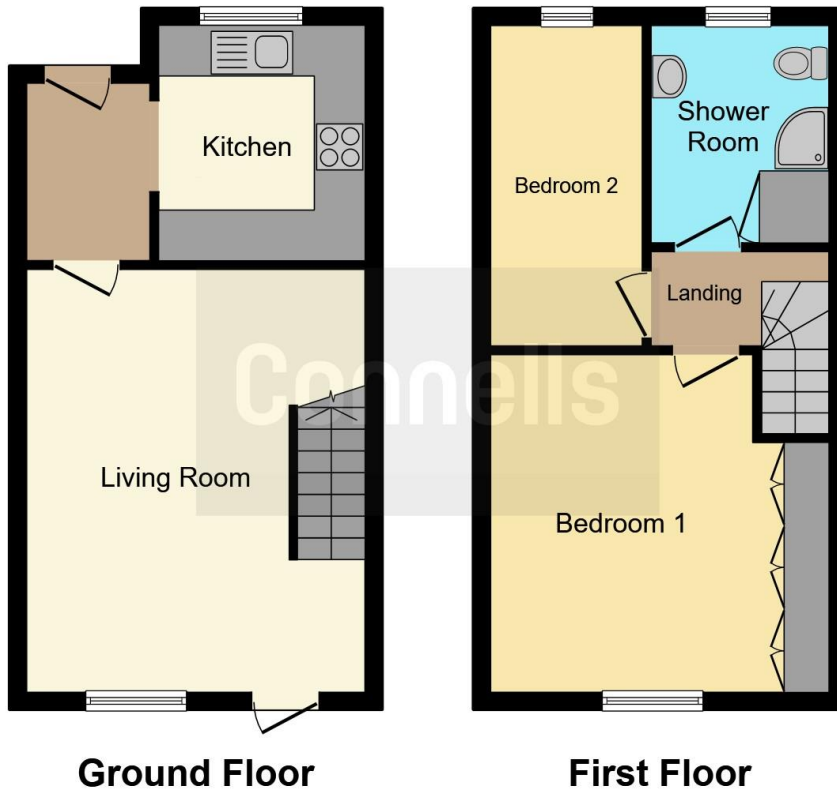
The rear garden is approx 45 ft in

length and commences with a paved patio area, a landscaped garden which is laid to lawn, has outdoor lighting, mature shrubs, shed and gated rear access.
The garage has an up and over door.

Agent Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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