



Connells

Shortlands  
Ipswich



## Property Description

Located on the popular Pinewood Development you will find this Semi-Detached Bungalow offered with the added Bonus of No Onward Chain. The property is well situated for the Ipswich mainline railway station which offers direct access to (London Liverpool Street, Norwich, Cambridge and many more destinations) and many more amenities. The rejuvenated waterfront Marina is also close by which boasts many restaurants, bars and cafes. The property further benefits from having two bedrooms, lounge/diner, kitchen, shower room, front and rear gardens, garage and off road parking and as previously mentioned is offered with No Onward Chain.

Close by Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores

## Entrance Hall

Accessed via entrance door, radiator, storage cupboard and loft access to a part boarded loft via retractable ladder which houses the wall mounted boiler.

## Lounge

17' 6" into door x 11' 7" max ( 5.33m into door x 3.53m max )

Upvc double glazed patio doors giving access to the rear garden, coved and textured ceiling and radiator.

## Kitchen

11' 1" x 6' 4" ( 3.38m x 1.93m )

Upvc double glazed window to side, upvc double glazed door giving access to the rear garden, space for fridge freezer, space and plumbing for washing machine, wood effect flooring, space for cooker with filter hood over, single drainage stainless steel sink with mixer tap inset in a roll edge work surface with

cupboards and drawers under and matching above and coved and textured ceiling.

## Bedroom One

13' 6" max x 10' ( 4.11m max x 3.05m )

Upvc double glazed window to front, radiator, wall light point and coved and textured ceiling.

## Bedroom Two

7' 1" x 9' 6" ( 2.16m x 2.90m )

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

## Shower Room

Upvc double glazed window to side, low level w/c, pedestal wash hand basin, fully tiled shower cubicle with independent shower over, tiled walls, textured ceiling and radiator.

## Outside

The front of the property is landscaped to stone and sleep boarders and drive providing off road parking leading to the garage, outdoor lighting and gated side access leading to the rear garden.

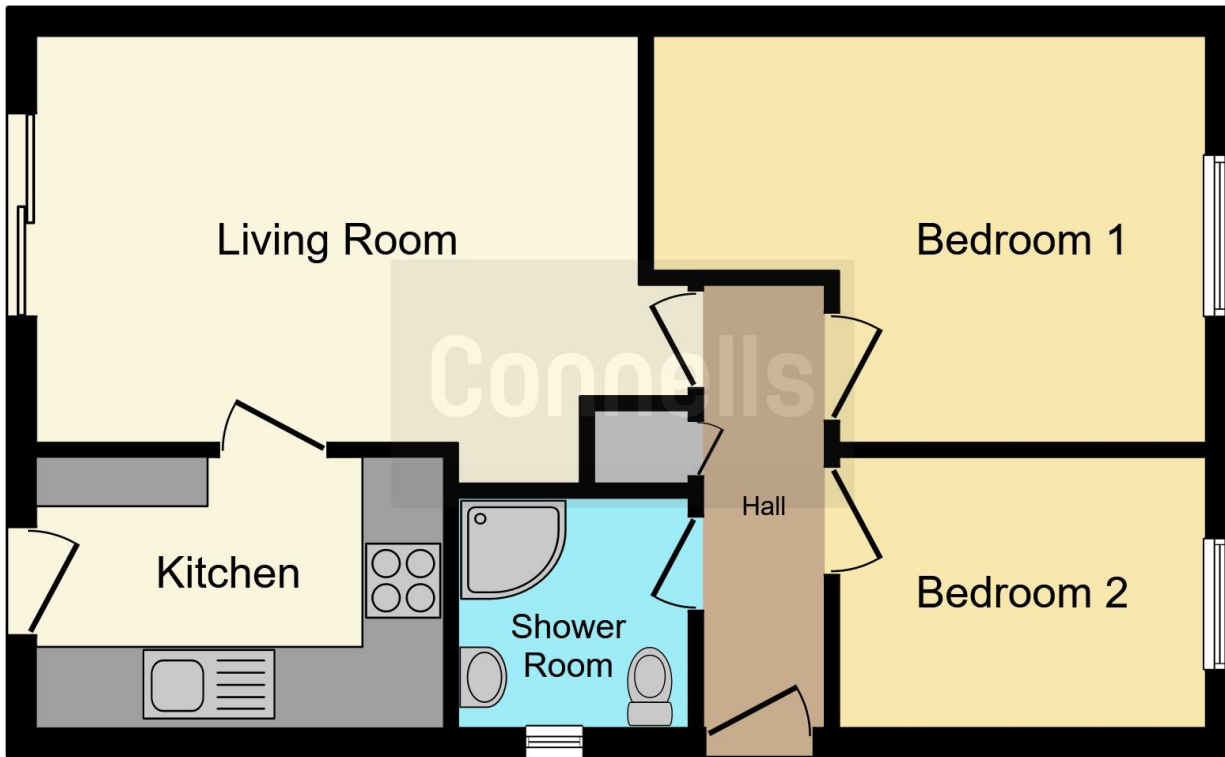
The rear garden is 30 ft x 30 ft and commences of a paved patio area with the remainder being laid to lawn. mature trees and shrubs and outside tap.

## Garage

17' 7" x 8' 3" max ( 5.36m x 2.51m max )

Up and over door, power and light and door giving access to the rear garden.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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