



Connells

Milnrow
Ipswich



Property Description

Situated on the popular pinewood development on the south western outskirts of Ipswich, lies this two bedroom end of terrace home which benefits from a fitted kitchen, lounge/diner, upstairs bedroom, enclosed rear garden and two off road parking spaces.

The local area is well serviced being in close proximity to a local doctors and dental surgery, primary and secondary schools are close by as well as the Suffolk one sixth form and college. There is a large local Tesco superstore as well as good transport links into Ipswich Town Centre. The copdock interchange is also within one mile which gives direct access to the A12 & A14 which give direct routes to London and Norwich.

Entrance Porch

Entrance Door leading to:

Entrance Hall

Access via double glazed entrance door, Stairs rising to the first floor, radiator, wood effect flooring and doors giving access to:

Lounge

14' x 13' 4" max (4.27m x 4.06m max)
Upvc double glazed window to rear, radiator, wood effect flooring, upvc double glazed patio doors leading to rear garden.

Kitchen

8' 1" x 7' 8" (2.46m x 2.34m)
Upvc double glazed window to front, fitted kitchen comprising of stainless steel sink and drainage unit set into roll edge work surfaces with selection of wall and base level units, tiles splash backs, space for oven, space for washing, machine, space for fridge and space for freezer.

First Floor Landing

Doors giving access to:

Bedroom One

14' 3" max x 10' 5" (4.34m max x 3.17m)
Two upvc double glazed windows to rear, wood effect flooring, textured ceiling and radiator.

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)
Upvc double glazed window to front, textured ceiling and radiator.

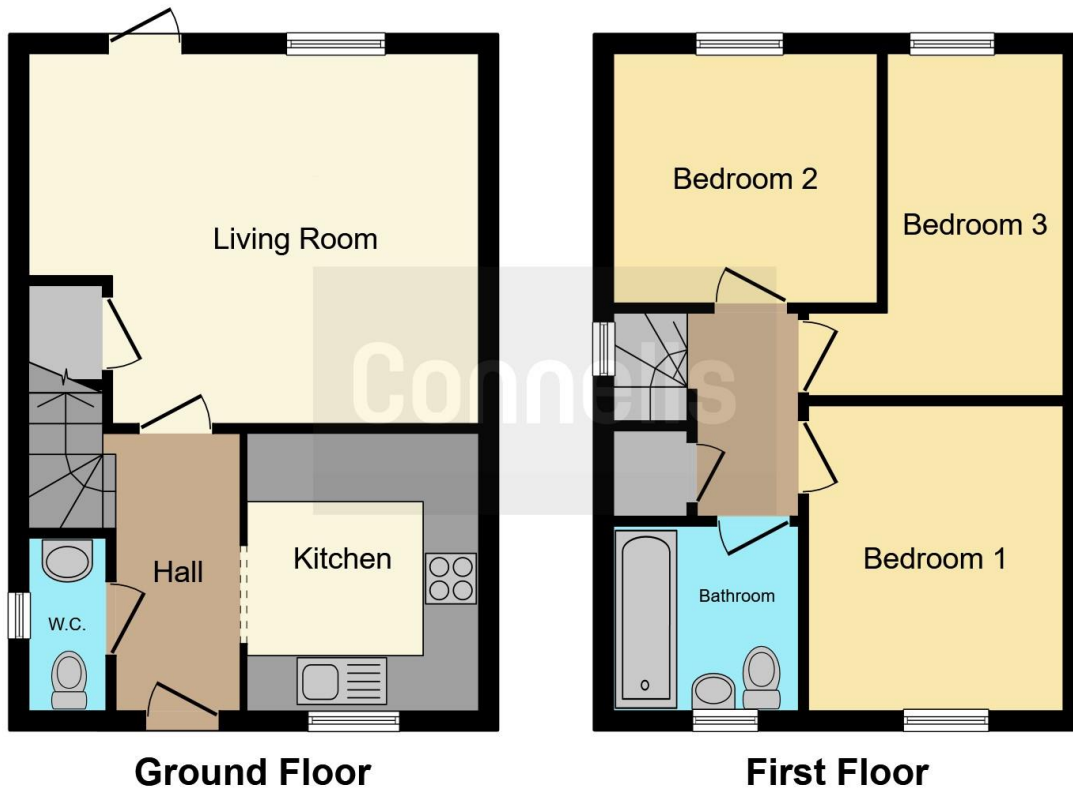
Bathroom

Comprises of shaped and panel bath with mixer tap and shower attachment, low level w/c, heated towel rail, airing cupboard and upvc double glazed window to front.

Outside

There is gated access to the rear garden which is approx 50ft and enclosed with panel fencing and is mainly laid to lawn with patio area.
There is two off road parking spaces.





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: D

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Tenure: Freehold



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