



Not for marketing purposes INTERNAL USE ONLY

Milnrow
Ipswich



Property Description

A early viewing is highly recommended on this two bedroom mid-terraced property which is in need of some modernisation and located on the popular pinewood development. The property comprises of a lounge/diner, kitchen, two double bedrooms, bathroom, front and rear gardens and has a allocated parking space.

The property also has the added bonus of being offered with no onward chain.

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 Hall

Accessed via entrance door, stairs rising to the first floor and doors giving access to:

Kitchen

8' 2" x 7' 7" (2.49m x 2.31m)

Window to the front, wall mounted boiler, radiator, space for fridge, space for freezer, space for cooker, tile effect vinyl flooring, single drainer stainless steel sink with cupboard under, tiled splashback, space and plumbing for washing machine, worktop with cupboards under and matching above and textured ceiling.

Lounge/Diner

14' x 13' 5" max (4.27m x 4.09m max)

Secondary glazed window to rear, door giving access to the rear garden, radiator and textured ceiling.

First Floor Landing

Doors giving access to:

Bedroom One

14' narrowing to x 10' 7" max (4.27m narrowing to x 3.23m)

Two windows to rear, radiator and textured ceiling.

Bedroom Two

10' x 8' 2" (3.05m x 2.49m)

Window to front, radiator and textured ceiling giving loft access.

Bathroom

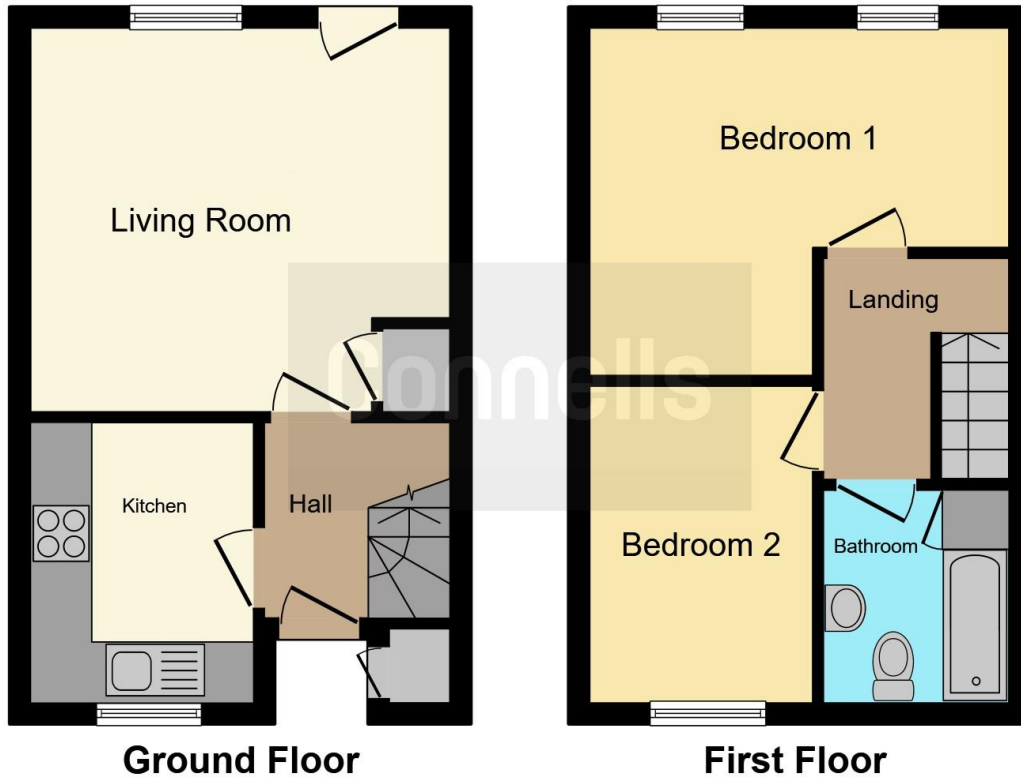
Window to front, low-level w/c, shaped and panel bath, pedestal wash hand basin and airing cupboard.

Outside

To the front of property is laid to lawn and has a pathway giving access to the entrance door.

The rear garden has a paved patio area with the reminder laid to lawn and there is also gated rear access. The property also benefits from a allocated parking space.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: Awaiting

check out more properties at connells.co.uk



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312053 - 0004