



Swallowtail Close, Pinewood, Ipswich, IP8 3QX

welcome to

Swallowtail Close, Pinewood, Ipswich

This one bedroom Coach House is situated at the end of a quiet Close and benefits from a spacious first floor lounge, a ground floor bathroom and one allocated parking space.

Entrance Hall

Ground floor entrance hall with carpet flooring, a door to the bathroom, one radiator and a cork mat.

Ground Floor Bathroom

Double glazed window to the rear, low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls and carpet flooring.

First Floor Lounge

Spacious, open plan lounge with an open arch to the kitchen, double glazed windows to the front and rear, carpet flooring, storage radiators, TV point, an airing cupboard and a staircase.

Kitchen

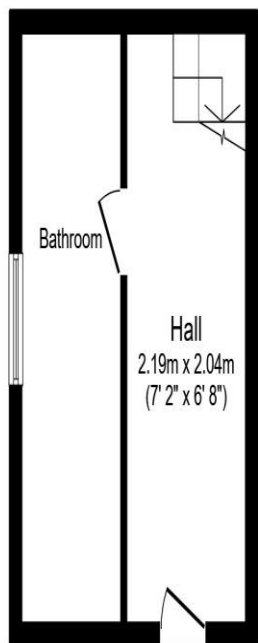
An open arch to the lounge, double glazed window to the front, tiled effect flooring, eye and base level units in navy with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with electric hob and extractor hood and space for a washing machine and fridge/freezer.

Bedroom

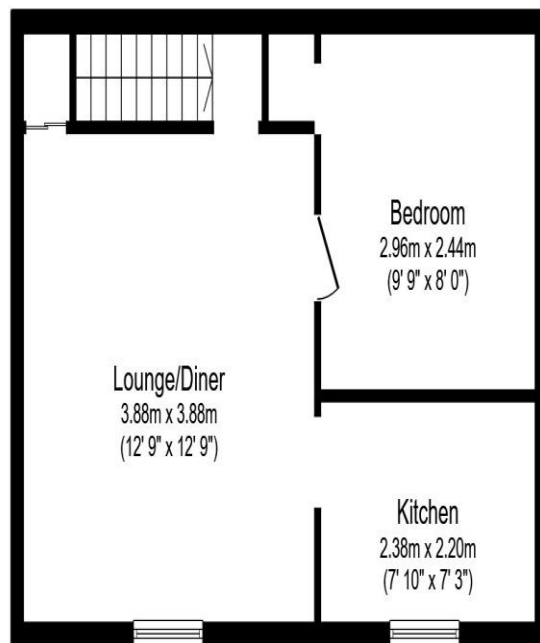
Double glazed window to the rear, carpet flooring, one storage radiator and a built in wardrobe.

Parking

One allocated parking space.



Ground Floor



First Floor

Total floor area: 67.1 sq.m. (723 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



welcome to
Swallowtail Close,
Pinewood, Ipswich

- No onward chain
- One bedroom Coach House
- Ground floor bathroom
- Freehold property with no Service Charge
- One allocated parking space

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£140,000



view this property online [williamhbrown.co.uk/Property/IPS120948](https://www.williamhbrown.co.uk/Property/IPS120948)



Property Ref:
IPS120948 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)