



91 YEW TREE RISE

Ipswich, IP8 3RH

£285,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three Bedroom Bungalow
- First Floor Bedroom and En-Suite
- Two Receptions plus Kitchen Breakfast Room
- Ample Parking
- Lovely South Facing Garden
- Ever Popular 'Pinewoods'
- Vendors have found one to buy!
- Rare Opportunity





Property Description

THE PROPERTY

Very well presented bungalow with an impressive master bedroom and ensuite on the first floor. Situated within the ever popular 'Pinewoods'. Lovely rear garden and parking. Vendors have found one to buy!

Council Tax Band - B

Freehold

EPC - C

All main services connected

THE LOCATION

The local area provides a variety of amenities including local Primary and Secondary Schools, Doctors and Dentists, surgeries, petrol station, post office and shopping amenities.

There is a Tesco Superstore and Aldi within 1.5 miles. The Copdock interchange is also with easy access with links to the A 12/A 14 trunk roads.

In addition Ipswich town centre is within easy reach and 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

ENTRANCE HALL

Bedroom Two 10' x 8' 8" (3.05m x 2.64m)

Bedroom Three 9' 8" x 8' 4" max (2.95m x 2.54m max)

BATHROOM

Dining Room 11' 1" max x 13' 6" (3.38m max x 4.11m)

Kitchen 17' 2" max x 13' 7" max (5.23m max x 4.14m max)

Lounge 18' x 11' 4" (5.49m x 3.45m)

area for outdoor entertaining, decked patio area, 4 sheds and there is rear access via sprites lane.

First Floor Landing

Bedroom One 14' 3" x 13' 3" max (4.34m x 4.04m max)

En-Suite

OUTSIDE

To the front of the property is a blocked paved drive providing off road parking for several vehicles and outside tap.

The rear garden has a paved patio area, decked patio area with the remainder laid to lawn and mature shrubs an ideal





Ground Floor



First Floor

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Ipswich Borough Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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