

oakheart



£210,000

Guide Price

Skipper Road, Pinewood

Guide Price: £210,000 - £230,000 Situated in the ever-popular area of Pinewood, this spacious two bedroom mid-terrace home offers well-proportioned accommodation throughout and is perfectly positioned for a variety of local amenities.

The area benefits from excellent local schools, doctors and dental surgeries, a petrol station, post office, and a range of shopping facilities, including a Tesco Superstore and Aldi within just 1.5 miles. For those needing to commute, the Copdock Interchange provides convenient access to the A12/A14 trunk roads, while Ipswich Mainline Station (within 2.5 miles) offers regular links to London Liverpool Street, Norwich and Cambridge.

Nature enthusiasts will love the scenic local walks, with Bobbitts Lane Meadow, Ellenbrook Open Space, Ostrich Meadow, and Bourne Park all within half a mile. Ipswich Town Centre is also within easy reach, offering an array of restaurants, cafés, bars, theatres, and leisure facilities.

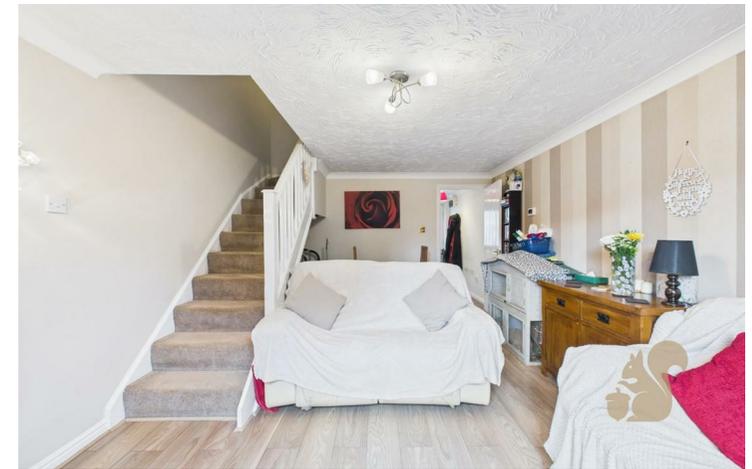
The ground floor features a welcoming hallway leading to a well-appointed U-shaped kitchen, offering ample worktop and cupboard space. To the rear, the open-plan lounge and dining area provides an ideal setting for entertaining, with sliding doors opening out to the rear garden.

Upstairs, the landing gives access to the principal bedroom, which includes

built-in wardrobes and storage cupboard, and a further good-sized bedroom with loft access. The family bathroom completes the first-floor accommodation.

The rear garden is predominantly laid to lawn, complemented by a small patio area, and enclosed by timber fencing to provide a good degree of privacy. The property also benefits from a garage en bloc with an up-and-over door, off-road parking, and a small driveway leading to the garage.

This home is ideal for first-time buyers, downsizers, or investors seeking a well-connected property in a desirable residential location.











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Approximate total area⁽¹⁾

63.2 m²
680 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Ipswich

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Oakheart Ipswich
01473 251908
ipswich@oakheart.co.uk
12 Upper Brook St, Ipswich, Suffolk, IP4 1EF

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