

Yew Tree Rise, Pinewood, Ipswich, IP8 3RH

william h brown

welcome to

Yew Tree Rise, Pinewood, Ipswich

This well-presented, mid-terraced home is situated in a popular Pinewood location and benefits from two double bedrooms, a kitchen/diner with doors to the garden, a 1st floor bathroom and one allocated parking space.

Entrance Hall
Grey wood effect flooring, one radiator and a door to the lounge.

Lounge
Double glazed window to the front, understairs storage space, grey wood effect flooring, one radiator, TV point and a sliding door to the kitchen.

Kitchen/Diner
Beautiful, open plan kitchen with patio doors to the garden, a sliding door to the lounge, double glazed window to the rear, one radiator, tiled effect flooring, eye and base level units in white with marble effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood, tiled splashback, space for a fridge, freezer and washing machine.

First Floor Landing
Grey wood effect flooring.

Master Bedroom
Carpet flooring, double glazed window to the front, one radiator, an airing cupboard, a panelled wall and a double, fitted, sliding, mirrored wardrobe.

Bedroom Two
Carpet flooring, double glazed window to the rear, one radiator and loft hatch.

Bathroom
Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, fully tiled walls, chrome heated towel rail and double glazed window to the rear.







Outside:

Front Garden
A hard standing path with stepping stones to the front door, a grassed area, flower beds and a slate area.

Rear Garden
A large patio seating area, a retaining brick wall, steps up to a grassed area, a shed, full borders, outside tap and power point.

Parking
One allocated parking space.



view this property online williamhbrown.co.uk/Property/IPS121734

welcome to

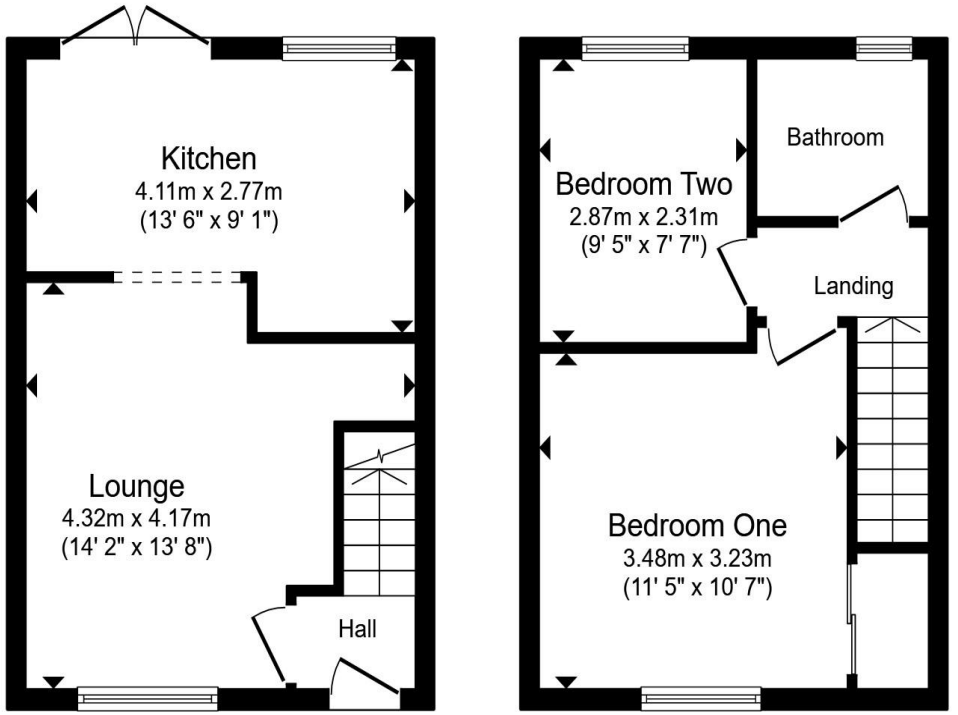
Yew Tree Rise, Pinewood, Ipswich

- Two double bedrooms
- Kitchen/diner with patio doors to the garden
- 1st floor bathroom
- Landscaped rear garden
- One allocated parking space

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£200,000



Total floor area 55.0 m² (592 sq.ft.) approx

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.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/IPS121734

The Property Ombudsman

Property Ref:
IPS121734 - 0012

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

01473 226101

Ipswich@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.