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Sycamore Close, Ipswich, Suffolk,  
IP8 3RL

Guide Price £180,000 to £190,000

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- No Onward Chain
- Two Bedrooms
- Mid Terraced Property
- Gas Central Heating
- Double Glazing
- Front & Rear Gardens
- Allocated Parking Space
- Good Access To A12/A14



Offered to market with no onward chain sits this two-bedroom mid terraced property located in the Pinewood area of Ipswich. The property benefits from front and rear gardens, an allocated parking space in a communal parking area nearby, gas central heating and double glazing. The accommodation comprises lounge/dining room and kitchen whilst to the first floor are two bedrooms and a bathroom. The property offers

good access to the A12/A14, local retail area and amenities.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with

strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

**Outside – Front:** The front garden has a lawned area with a path to the front door.

**Front Door:** UPVC front door into:  
**Entrance Lobby:** Radiator and stairs leading off.

**Lounge/Dining Room:** 21'2" x 14'11" (6.45m x 4.55m) Double glazed window to the front aspect, french doors leading out to the rear garden, two radiators and understairs recess area.

**Kitchen:** 9'2" x 6'4" (2.8m x 1.93m) Double glazed window to the rear aspect, fitted with



matching kitchen units and worktops, tiled splashbacks, sink and drainer, built in electric oven, gas hob and extractor, space and plumbing for washing machine and a built-in cupboard.

**Landing:** Doors to:

**Bedroom One:** 11'5" x 10'6" (3.48m x 3.2m) Double glazed window to the front aspect, built in wardrobe with sliding mirror doors, cupboard housing ideal gas boiler and radiator.

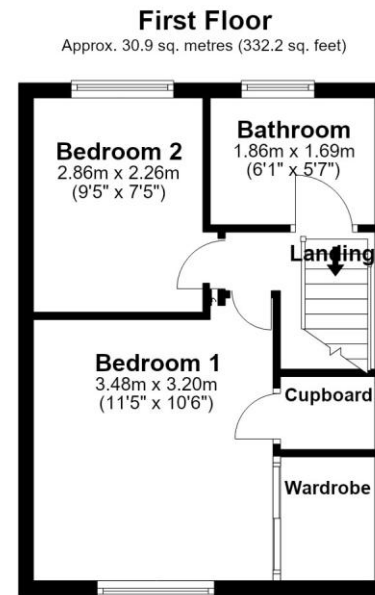
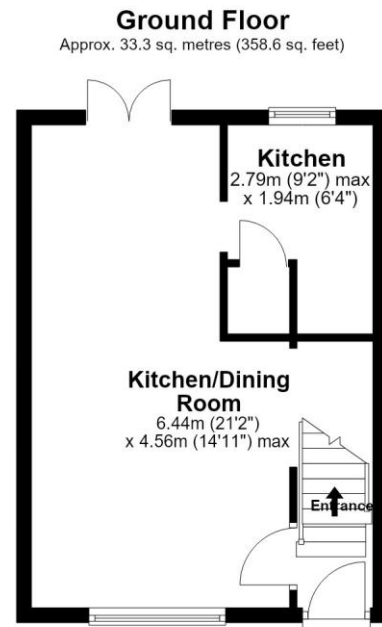
**Bedroom Two:** 9'5" x 7'5" (2.87m x 2.26m) Double glazed window

to the rear aspect, loft access and radiator.

**Bathroom:** 6'1" x 5'7" (1.85m x 1.7m) Frosted double glazed window to the rear aspect, towel radiator, three-piece suite comprising panel enclosed bath with shower attachment, low level WC and hand wash basin.

**Outside – Rear:** The rear garden is enclosed by panel fencing and is predominately laid to lawn. There is a patio area and steps and path leading to the

rear of the garden where there is a laid to bark area.



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



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