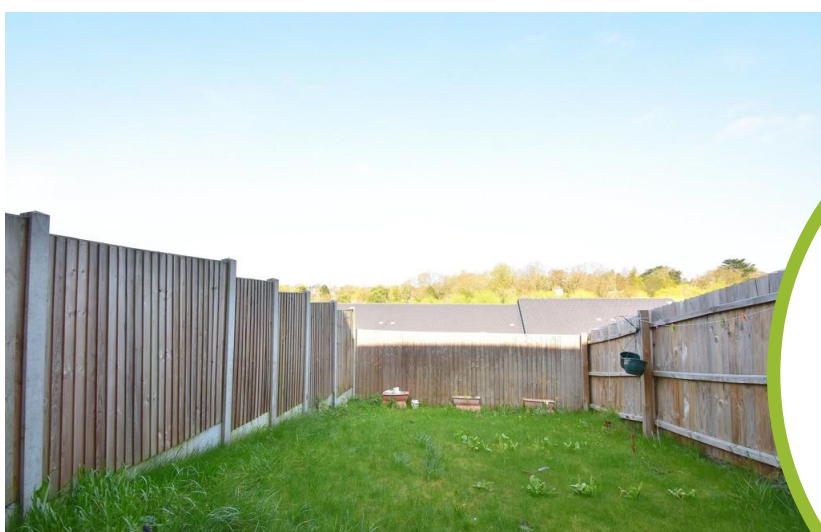


8 Pearmain Lane, Ipswich, IP4 2GH



**Freehold**

Guide Price

**£270,000**

Subject to contract

**No onward chain**

**3 bedrooms**

Open-plan kitchen/dining/sitting room

Bathroom and en-suite



Set on the north eastern side of the town is this well-presented three storey town house with parking and garage

# Some details

## General information

Situated on the north-eastern side of the town and offered with no onward chain is this three double bedroom, three storey town house. Along with a generous open-plan kitchen/dining/sitting room which over looks the garden, there is an en-suite, bathroom and cloakroom. It also has a good size garage, parking and garden.

The reception hall has storage cupboard, stairs both to the ground floor and the first floor and doors off. The cloakroom has a white suite of basin and WC. There is a door to the integral garage with up and over door and a further door to the rear into a bedroom which overlooks the garden.

On the ground floor are doors into a utility room with base level units, work surfaces and sink with space for appliances and there is also a door into the open-plan kitchen/dining/sitting room which has double doors out on to the garden. The kitchen area has a range of base and eye-level units, work surfaces and sink with an integrated oven, hob with extractor over and dishwasher.

On the first floor are doors off to two further bedrooms, one of which has a built-in wardrobe and a door to an en-suite shower room with double walk-in shower, basin and WC. There is also a family bathroom with WC, basin and bath with shower over.

## Upper ground floor

### Reception hall

20' x 7' 2" (6.1m x 2.18m)

### Cloakroom

5' 6" x 2' 9" (1.68m x 0.84m)

### Bedroom

15' 10" x 8' 3" (4.83m x 2.51m)

## Lower ground floor

### Kitchen area

13' 6" x 9' (4.11m x 2.74m)

### Sitting area

15' 10" x 9' 5" (4.83m x 2.87m)

### Utility room

6' x 5' 7" (1.83m x 1.7m)

## First floor

### Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

## Bedroom one

12' 3" x 8' (3.73m x 2.44m)

## Ensuite

7' 6" x 5' (2.29m x 1.52m)

## Bedroom two

15' 9" x 8' 4" (4.8m x 2.54m)

## The outside

The front of the property is laid to block paving to provide parking which in turn leads to a single garage with up and over door to the front which measures 19'7 x 8'2. There is also a path leading to the front door and an area laid to lawn.

The rear garden, which enjoys an elevated position, is enclosed by wooden fencing and is laid to lawn.

## Where?

Pearmain Lane is located on the north eastern side of the town within a modern development providing excellent links to the town centre itself with an abundance of shopping facilities, coffee houses, bars and restaurants. For the commuter Ipswich mainline station is within easy reach and Ipswich's thriving Waterfront offers a further range of amenities and is nearby.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

## Agents note

Please note there is an annual maintenance charge of approx. £500 per annum.

## Directions

Leaving Ipswich town centre along Crown Street proceed up onto Woodbridge Road. At the crest of the hill take a left into Bramley Hill, turn left into Pearmain Lane where the property can be found on the right hand side identified by a Fenn Wright board.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

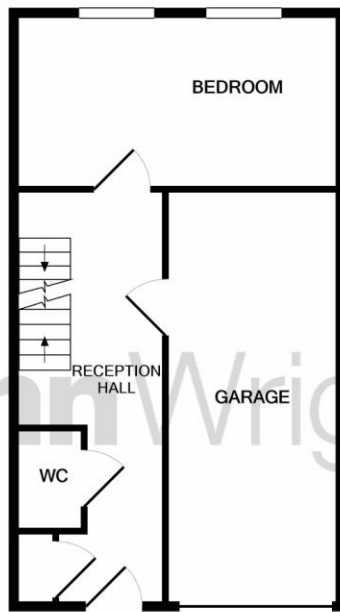
[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

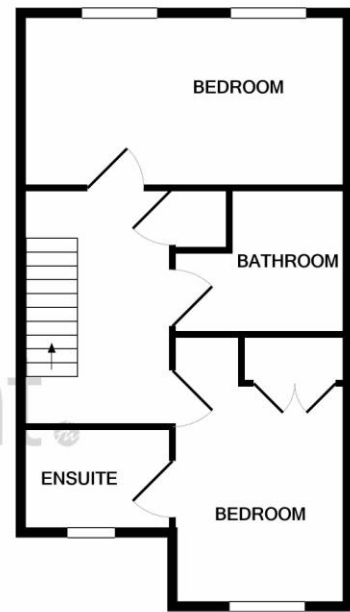
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