



Sycamore Close, Ipswich  
IP8 3RL

£230,000 Freehold

**MaxwellBrown**

Independent Property Agents

A well presented modern end of terrace situated at the end of a close in the ever popular Pinewood area to the southern outskirts of Ipswich. The property has accommodation of Entrance lobby, 21' lounge/diner, newly fitted kitchen, 2 bedrooms and bathroom along with gardens to the front & rear , garage and car space. Further benefits include gas fired central heating and double glazing. Ideal first or investment purchase.



# Sycamore Close, Ipswich, IP8 3RL

Sealed unit double glazed door to:

## Entrance Hall:

Sealed unit double glazed window to front, door to:

## Lounge/Diner:

Sealed unit double glazed window to front and French doors to rear, staircase to first floor, 2 radiators, Honeywell central heating programmer and open though to:

## Kitchen:

Fitted with a range of matt grey fronted units, oak effect worksurfaces and upstands comprising inset composite single drainer sink unit, cupboards, drawers and space under. A range of eye level units, Valliant gas fired boiler, plumbing for automatic washing machine, electric cooker, herringbone oak effect vinyl flooring and sealed unit double glazed window to rear.

## First Floor Landing:

Sealed unit double glazed window to side, newly fitted grey carpet and doors to:

## Bedroom 1:

Sealed unit double glazed window to front, airing cupboard housing lagged hot water tank with immersion heater, built in single wardrobe with hanging space, newly fitted grey carpet and radiator.

## Bedroom 2:

Sealed unit double glazed window to rear, access to loft, newly fitted grey carpet and radiator.

## Bathroom:

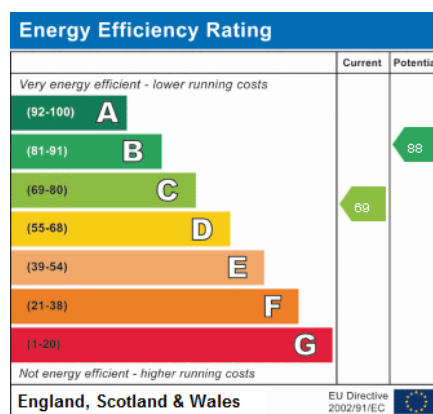
Fitted with a white suite comprising bath with thermostatic shower over and Constantine screen, low level flushing WC and wash hand basin. Tiled splash backs, newly fitted vinyl flooring, radiator and sealed unit double glazed window to rear.

## Outside:

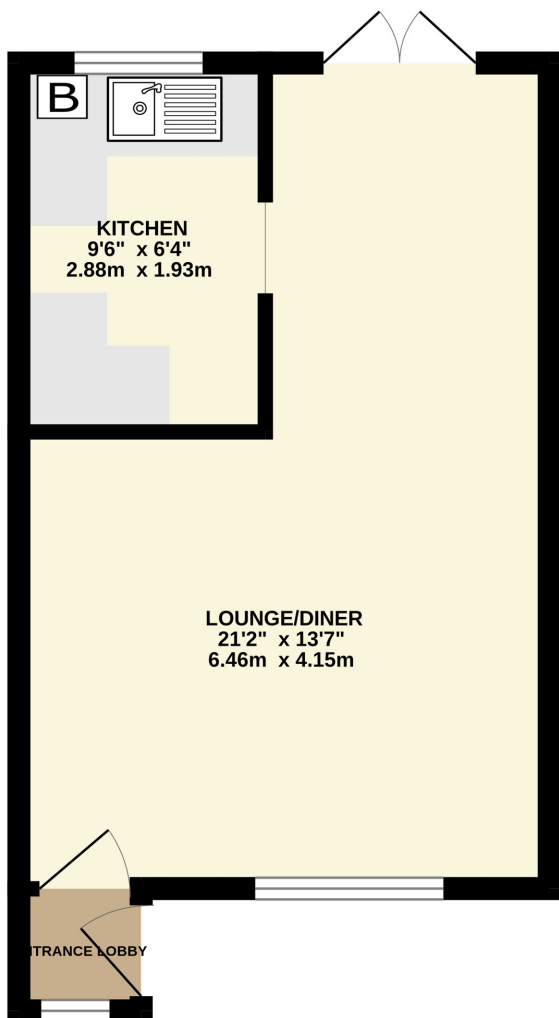
The front of the property is open-plan, laid to lawn with flower and shrub borders. Gate to side leading to a brock paved area and the rear garden 0of good side, with paved and stone patio with shingled borders and central steps leading to further paved patio. The garden is enclosed by close board fencing. There is a storage shed and door to a single garage with up and over door and parking space to front.

## Services:

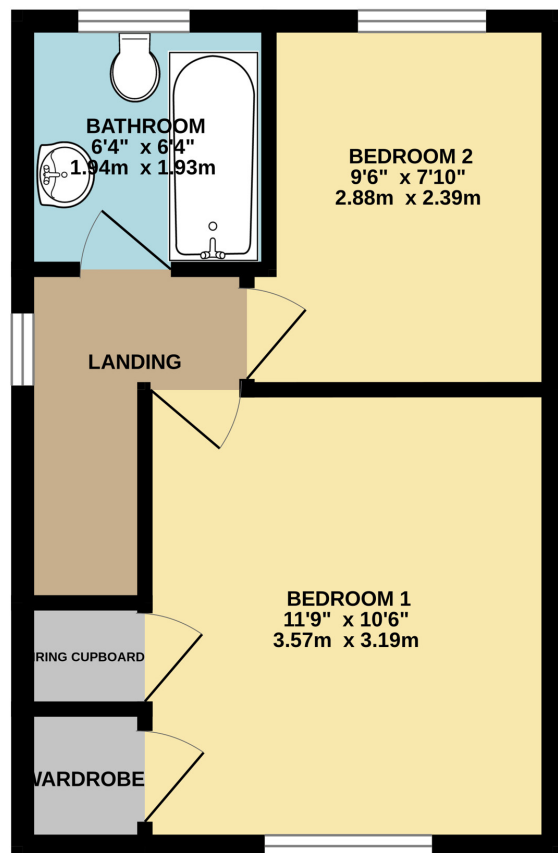
It is understood from the vendor that all mains services are connected to the property.



GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



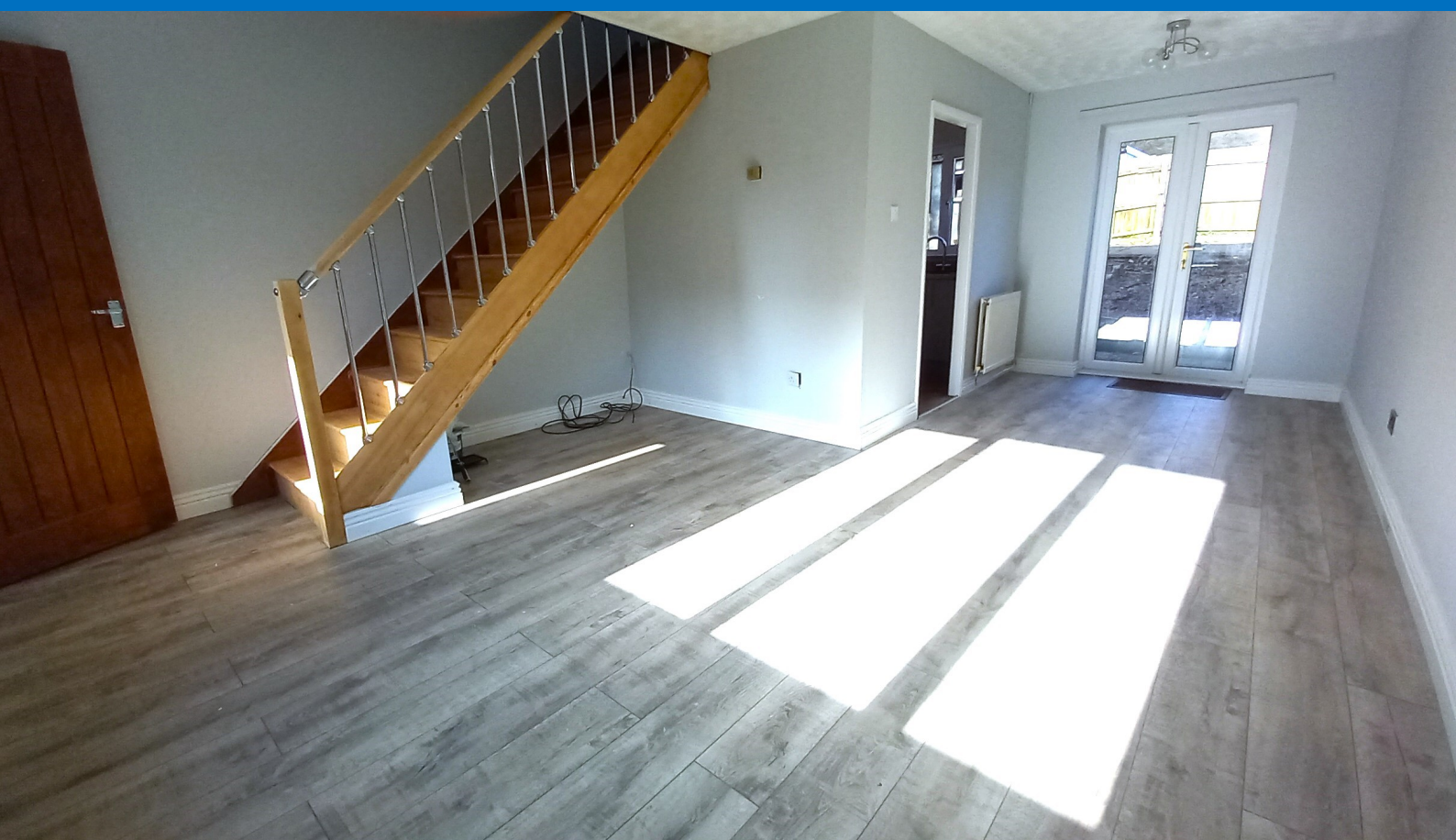
1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

