



Yew Tree Rise, Pinewood, Ipswich, IP8 3RH

Guide Price £210,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Yew Tree Rise, Pinewood, Ipswich, IP8 3RH

## SUMMARY

FAVOURITE PINWOOD - A well appointed two bedroom attached house with allocated parking, which benefits from recent improvements and offers convenient access to the A12, located at the end of a popular cul-de-sac, to the South West of Ipswich. The accommodation comprises; entrance lobby, lounge, and modern kitchen breakfast room on the ground floor, with landing, two comfortable bedrooms and bathroom on the first floor. To the outside the property is set back by a garden frontage, whilst to the rear there is a lawned garden with patio, there is also an allocated parking space within a residents car parking area. Further benefits include; double glazing, part replacement flooring, updated kitchen, and a newly installed boiler in 2025. Early viewing is highly advised.



## SHELTERED ENTRANCE

Double glazed front door to entrance lobby.

## ENTRANCE LOBBY

Wood effect flooring, stairs with carpeted treads rising to first floor, door to lounge.

## LOUNGE

Double glazed window to front, radiator, BT Openreach broadband point, television point, wood effect flooring, sliding door through to kitchen-breakfast room.

## KITCHEN/ BREAKFAST ROOM

Double glazed window to rear, double glazed French doors to garden, radiator, a modern range of base and eye level fitted cupboard and drawer units with granite effect work surfaces, inset composite sink drainer unit with mixer tap, built-in double oven and grill, inset gas hob with stainless steel extractor hood over, metro style tiled splash backs, under counter spaces for fridge, freezer and washing machine, slate tile effect flooring.



## STAIRS RISING TO FIRST FLOOR

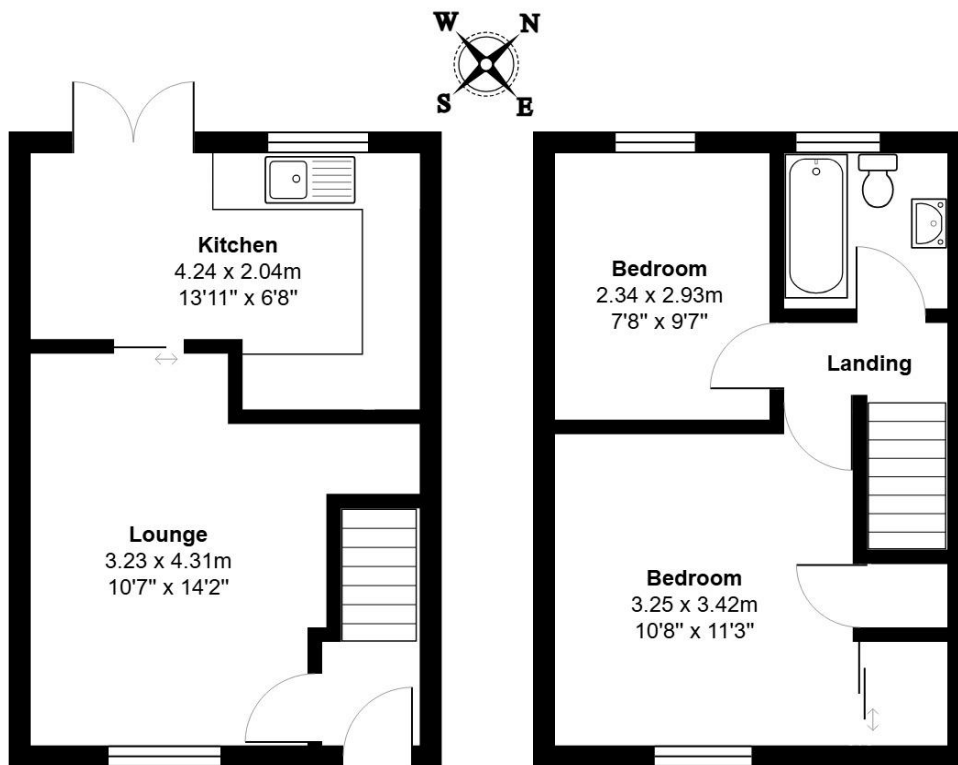
## LANDING

wood effect flooring, doors to.

## BEDROOM ONE

Double glazed window to front, radiator, built-in wardrobe with sliding mirror fronted doors, built-in cupboard housing newly replace combination boiler (March 2025), wood panelled feature wall.





Total Area: 55.5 m<sup>2</sup> ... 597 ft<sup>2</sup>

#### **BEDROOM TWO**

Double glazed window to rear, radiator, loft hatch access with drop down ladder to part boarded loft space.

#### **BATHROOM**

Obscure double glazed window to rear, chrome heated towel rail, panel bath with thermostatic shower and side screen, low level WC, pedestal hand-wash basin, fully tiled walls, wood effect flooring.

#### **OUTSIDE**

Positioned at the end of a cul-de-sac with pedestrian access to a lawned frontage with pathway and steps up to the front door. The enclosed rear garden enjoys a generous paved entertainment patio with step up to a lawned area, there is an outside tap, UPVC shed which will remain, and gated pedestrian access to a rear passageway. The allocated parking space is with the residents parking and garaging area.

#### **BABERGH DISTRICT COUNCIL**

Tax band B - Approximately £1,841.73 PA (2026-2027).

#### **NEAREST SCHOOLS (.GOV ONLINE)**

Sprites primary and Chantry Academy secondary.

#### **DIRECTIONS**

Leaving Ipswich town centre, head South West along London Road towards Paul's Rd, turn left onto Scrivener Dr, at the roundabout, take the 1st exit onto Shepherd Dr, at the roundabout, take the 2nd exit onto Belmont Rd, turn right onto Yewtree Rise, the destination will be on the left.

#### **BROADBAND & MOBILE PHONE COVERAGE**

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### **STAMP DUTY LAND TAX (SDLT)**

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro)

#### **DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as

to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)		
53 Yew Tree Rise Pinewood IPSWICH IP8 3RH	Energy rating	Valid until: 26 May 2036
	<b>C</b>	Certificate number: 2100-9005-6060-5101-3925
Property type	Mid-terrace house	
Total floor area	55 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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