



Oxford Road, Ipswich,  
£275,000

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- **BAY FRONTED ESTABLISHED HOUSE**
  - **MID TERRACED**
  - **THREE BEDROOMS**
- **MODERNISATION PROGRAMME CARRIED OUT**
  - **22'10 LIVING ROOM**
  - **20'7 KITCHEN /DINER**
  - **GROUND FLOOR SHOWER/CLOAKROOM**
- **FIRST FLOOR FAMILY BATHROOM**
  - **NEW GAS BOILER**
  - **IP4 LOCATION**



A fantastic opportunity to acquire this very recently modernised three bedroom established character home now offering all those modern day facilities and ideally located in the sort after Ip4 area of Ipswich close to the town centre, railway station, schools and the Marina.

## PROPERTY:

A great example of a period mid terrace house located in the all important IP4 (East) area of Ipswich close to all of its local facilities. This lovely home has been renovated and modernised by its current owner to include:- re decoration, feature living room ceiling (with back lighting), new boiler serving gas to radiator heating, French doors to garden, new kitchen, addition of a ground floor cloak/shower room, redecoration (light & Airy) , new bathroom (still being completed) new flooring throughout and a host of features only an internal inspection would appreciate.

The accommodation comprises:- recess entrance porch, entrance hallway, living room, inner hall, cloak/shower room and kitchen/diner. The first floor leads off from the landing with three good sized bedrooms and a family bathroom. Outside there is a small front garden behind a brick wall and a paved rear garden with rear access.

Council Tax: Band B  
Ipswich



## LOCATION:

The location of the property is ideal, set to the preferred East of Ipswich and within walking distance of Alexandra Park and the Town centre. The rejuvenated Ipswich water front is also easily accessible and offers excellent restaurants and bars overlooking the marina.

For the commuter Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street. Journey scheduled just under the hour.

## ENTRANCE PORCH:

Recessed entrance area with access to:-

## ENTRANCE HALLWAY:

Double glazed entrance door with access to:- radiator, stairflight to first floor and tile effect laminate flooring.

## LIVING ROOM:

22'10 x 11'2 (6.96m x 3.40m)

Double glazed bay window to front elevation, underfloor heating, one radiator, feature ceiling with recessed and back lighting and tiled effect wood laminate flooring.

## INNER HALL

5'9 x 5'4 (1.75m x 1.63m)

Storage cupboard understairs and tile effect wood laminate flooring.

## SHOWER/CLOAKROOM:

5'6 x 3'8 (1.68m x 1.12m)

Extractor fan, double glazed frosted window to side elevation, low level WC, vanity wash hand basin with mixer tap and cupboard under, wet room style tiled flooring with drainer, tiled walls and tiled flooring.

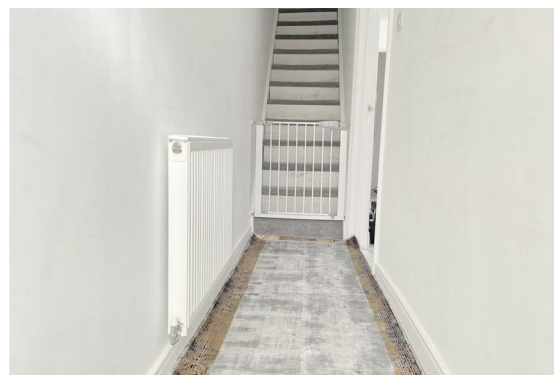
## KITCHEN/DINER:

20'7 x 9'10 (6.27m x 3.00m)

Double glazed French doors to rear garden, double glazed window to side elevation, single bowl inset sink unit with adjacent work top drainer, cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, matching cupboard housing recently installed wall mounted gas boiler, space for American/fridge/freezer, space for dishwasher, space for washing machine, radiator and tile effect wood laminate flooring.

## LANDING:

Access to loft space, radiator and built in storage cupboard.





**BATHROOM:**

Double glazed frosted window to side elevation, low level WC, wash hand basin inset to vanity unit with storage drawers, panel bath with mixer tap shower with assisted shower unit, heated towel radiator, tiled walls and tiled floor.

**BEDROOM ONE:**

14'4 x 11'0 (4.37m x 3.35m)

Two double glazed windows to front elevation, radiator and wood laminate flooring.

**BEDROOM TWO:**

11'0 x 8'5 (3.35m x 2.57m)

Double glazed window to rear elevation, built in double wardrobe cupboard, radiator and wood laminate flooring.

**BEDROOM THREE:**

9'11 x 9'0 (3.02m x 2.74m)

Double glazed window to rear elevation, radiator and wood laminate flooring.

**FRONT GARDEN:**

Set behind a brick boundary wall with access to front door and easy maintenance garden.

**REAR GARDEN:**

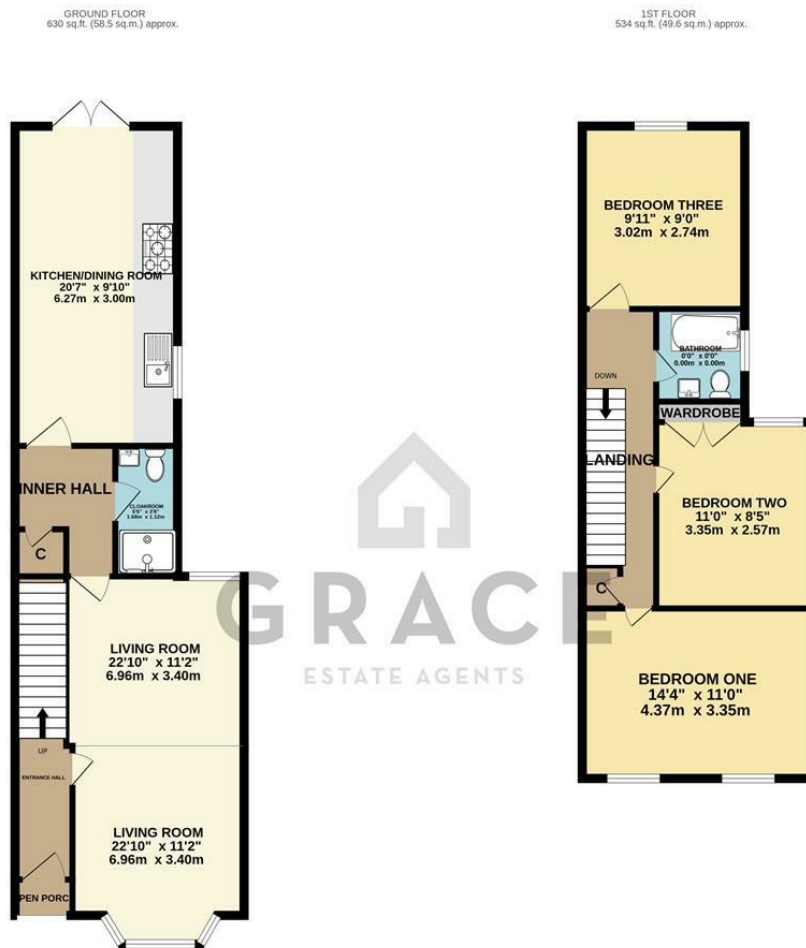
Rear garden is laid mainly to paving with small flower beds. The property has rear pedestrian access.

**Agents Notes:**

The EPC provided is the original when the property was bought. Significant work has been carried out since the original report was done.

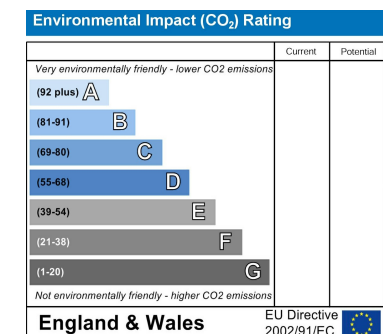
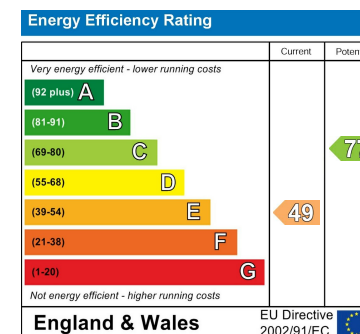
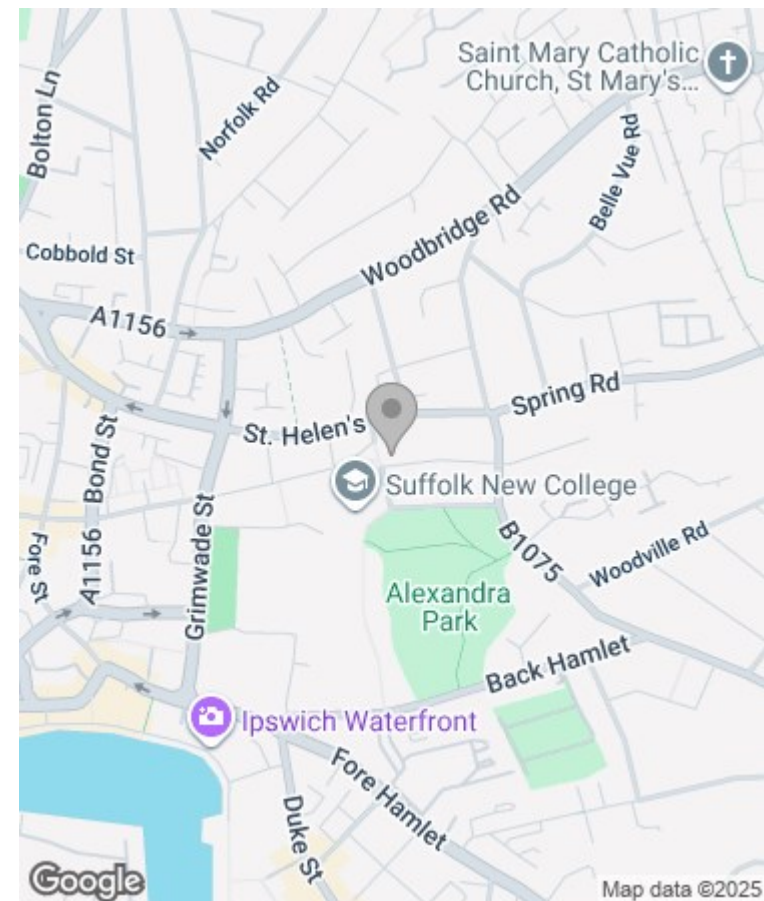






TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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