



**Connells**

Oaksmere Gardens  
Ipswich



### Property Description

Located on this desirable retirement complex you will find this rarely available retirement bungalow, the property has undergone modernisation via the current vendors comprising of a refitted kitchen and shower room, the property has two bedrooms, communal gardens with private patio, 24 hour emergency call system and the property has the added bonus of being sold with no onward chain. Access to Library and local surgery, On site manager, Communal Residents lounge and kitchen and Guests suite for visitors that can rented

Oaksmere Gardens is located on the south west of Ipswich near many local amenities and was constructed by Sadler and Sons and comprises of 28 bungalows. The Development Manager may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system and all residents must be over 55's.

### Entrance Hall

Accessed via entrance door and doors giving access to:

### Lounge Area

14' 1" x 10' 5" ( 4.29m x 3.17m )  
Double glazed patio doors giving access to the front, emergency pull cord, textured and coved ceiling, electric storage heater and access to:

### Kitchen Area

8' 9" x 8' 6" ( 2.67m x 2.59m )  
Window to rear, door giving access to the rear garden, space and plumbing for washing machine, wood effect flooring, tiled splash backs, built in oven, built in hob with filter hood over, space for fridge, space for freezer, single drainage stainless steel sink with mixer tap inset in a work top with cupboards and drawers under and matching above, wood effect flooring and textured and coved ceiling.

### Bedroom One

11' 10" x 8' 9" ( 3.61m x 2.67m )  
Double glazed window to rear, emergency pull cord, electric panel radiator, range of fitted wardrobes, airing cupboard and storage cupboard.

### Bedroom Two

10' x 8' ( 3.05m x 2.44m )  
Double glazed window to front, emergency pull cord, coved and textured ceiling and electric panel radiator.

### Shower Room

Double glazed window to front, walk in shower, low level w/c, tiled flooring, pedestal wash hand basin and textured and coved ceiling.

### Outside

There is a communal with various seating areas and to the rear of the property there is an individual private patio area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH311228](http://connells.co.uk/Property/ICH311228)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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