



Connells

Burnham Lodge Oakstead Close
Ipswich



Property Description

Located to the East of Ipswich in a popular residential location falling within the Copleston School Catchment (Subject To Availability), this first floor apartment comprises of two bedrooms, kitchen, bathroom and a lounge/diner and further boasts permit parking. The property is conveniently situated for local amenities along with a regular bus service to and from Ipswich town centre with all its multiple amenities.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Ceramic tiled flooring, Intercom system and two storage cupboards.

Lounge

19' 6" x 9' 9" (5.94m x 2.97m)

Double glazed sliding door to balcony, pendant lights and radiator.

Kitchen

10' 1" x 5' 5" (3.07m x 1.65m)

Ceramic tiled flooring, matching wall and base units, induction hob and oven extractor fan, wall mounted boiler, stainless steel sink with mixer tap and single drainer, space for washing machine and under counter fridge freezer, tiled splash back and double glazed window overlooking communal garden.

Bedroom One

13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to side and radiator.

Bedroom Two

13' x 9' 11" (3.96m x 3.02m)

Double glazed window overlooking communal garden and radiator.

Bathroom

Bath with mixer tap, tiled walls and floors, wash hand basin, extractor fan, Low-level W/C and tiled floor.

Outside

The property is accessed via communal door and has access to a communal garden and permit parking.





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



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EPC Rating: B

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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