



Not for marketing purposes INTERNAL USE ONLY

Oulton Road
Ipswich



Property Description

A three bedroom semi-detached family property located close by to a shopping parade and also the beautiful and scenic Holywells Park which is a large open space, with stunning trees and ponds, there is something for people of all ages to enjoy with a children's play area, visitor centre and cafe. The home comprises of a spacious lounge/diner, a conservatory full of natural light, kitchen, utility room, three first floor bedrooms and bathroom. The outside consists of off road parking to the front and to the rear there is a large outbuilding and rear garden.

Close by 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 Porch

Accessed via double glazed door.

Entrance Hall

Accessed via double glazed door and radiator.

Lounge/Diner

21' 5" x 10' 11" (6.53m x 3.33m)
Double glazed window to front, radiator, textured ceiling, electric fireplace, carpet and sliding doors into conservatory.

Conservatory

9' 9" x 8' 5" (2.97m x 2.57m)
Accessed via sliding doors from lounge and consists of a radiator, carpet, ceiling fan and light and double glazed doors to garden.

Kitchen

10' 10" x 7' 9" (3.30m x 2.36m)
Matching wall and base level units inset into roll top work surfaces, tiled splash backs, tiled flooring, stainless steel sink inset into work surfaces with drainage and hot and cold tap, oven, double glazed window to rear and side and access to utility room.

Utility Room

5' 5" x 4' 7" (1.65m x 1.40m)
Space for washing machine, double glazed door to rear garden and side, worktop, double glazed window to side, tiled floor and personal door giving access to:

Outbuilding

20' 1" x 7' 6" (6.12m x 2.29m)
Storage heater, double glazed window to side and off to the side of the room is a cloakroom consisting of low-level w/c and wash hand basin.

First Floor Landing

Double glazed window side, carpeted, loft hatch and storage cupboard and doors giving access to:

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)
Radiator, double glazed window to front, carpet and wardrobe.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)
Double glazed window to rear, radiator and carpet.

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)
Carpet, radiator, double glazed window to front and storage cupboard.

Bathroom

Bath with shower over and shower screen, laminate floor, low-level w/c, wash hand basin, radiator and double glazed window to side.

Outside

To the front of the property is a paved driveway for off road parking and steps leading to front entrance door.

Rear Garden

To the rear garden there is a patio and steps leading up to beds with bark, mature trees and shrubs, shed and the remainder is laid to lawn.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: Council Tax
 Awaited Band: B

check out more properties at connells.co.uk



Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312126 - 0004