



**Connells**

Oak Tree View  
Bucklesham Ipswich

# Oak Tree View Bucklesham Ipswich IP10 0FP

for sale  
**£310,000**



## Property Description

An Internal viewing is highly recommended for this deceptively sized mid- terraced home, located in the sought-after village of Bucklesham. The property benefits from two double bedrooms, a modern and well-presented kitchen, spacious lounge/diner perfect for entertaining, a enclosed rear garden with field views, source heat pump, EV charging point, two off road parking spaces and there is eight years NHBC certificate remaining.

Bucklesham is a scenic small village situated to the southeast of Ipswich and is surrounded by beautiful countryside. One of the main attractions in Bucklesham is the village pub, The Shannon. This traditional English pub serves a range of local ales and delicious food, making it a popular spot for both locals and visitors.

Bucklesham is also home to a number of small businesses, a village hall and a very sought after primary school.

## Entrance Hall

Accessed via entrance door with stairs rising to the first floor with storage cupboard under, smooth ceiling, under floor heating and doors giving access to:

## Cloakroom

Low-level w/c, pedestal wash hand basin with mixer tap and tiled splashback's, smooth ceiling with inset spotlighting and extractor fan, tile effect vinyl flooring and under floor heating.

## Kitchen

9' 4" x 8' 8" ( 2.84m x 2.64m )

Upvc double glazed window to front, giving field views, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, built-in Bosch hob with extractor hood over, built-in

Bosch oven, herringbone style wood effect vinyl flooring, smooth ceiling with inset spotlighting and extractor fan, built-in fridge, built in freezer, built in dishwasher, built-in washing machine and under floor heating.

## Living Room/Diner

15' 6" x 13' 1" ( 4.72m x 3.99m )

Upvc double glazed window to rear, upvc double glazed door giving access to the rear garden. USB point, smooth ceiling, storage cupboard and under floor heating.

## First Floor Landing

Double airing cupboard housing all heating systems, smooth ceiling giving loft access and doors given access to:

## Bedroom One

15' 6" Max x 12' Max ( 4.72m Max x 3.66m Max )

Upvc double glazed windows to front giving field views, radiator, smooth ceiling. USB point and upstairs central heating control panel.

## Bedroom Two

15' 6" Max x 10' 6" ( 4.72m Max x 3.20m )

Upvc double glazed window to rear, radiator, smooth ceiling and USB point.

## Bathroom

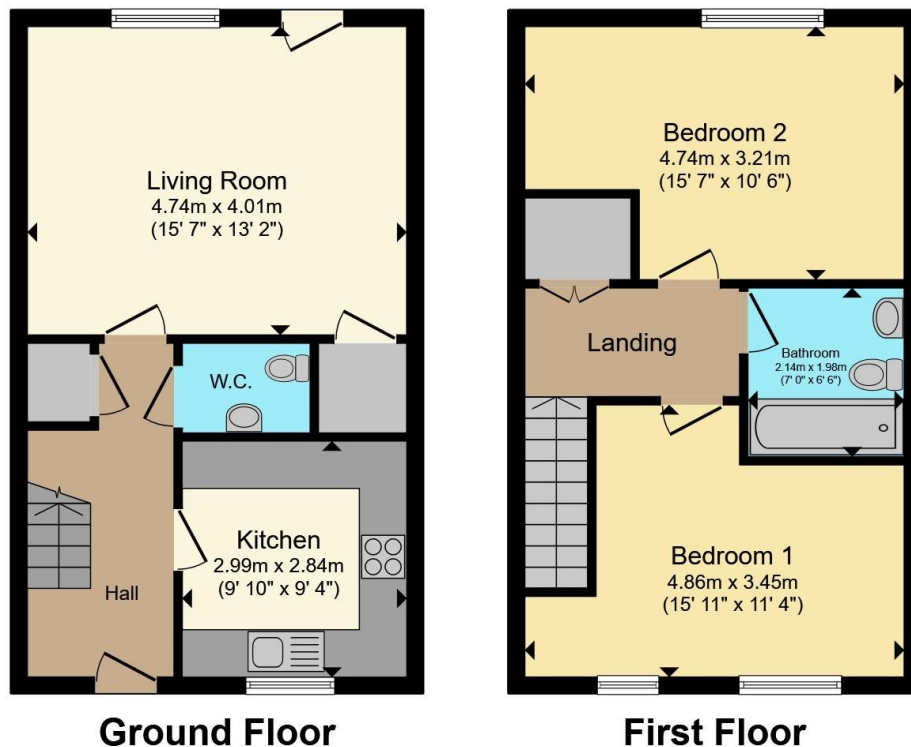
Shaped and paneled bath with mixer tap and shower attachment and shower screen, low-level w/c, pedestal wash hand basin with a part tiled walls, tile effect vinyl flooring, smooth ceiling with inset spotlighting and extractor fan.

## Outside

To the front of the property there is off-road parking for two vehicles, a EV charging point and access to the entrance door.

The rear garden commences with a paved patio area with the reminder laid to lawn, has gated rear access, outdoor lighting and shed to remain.





Total floor area 79.1 m<sup>2</sup> (851 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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6 Princes Street  
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EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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.



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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