

Oakheart



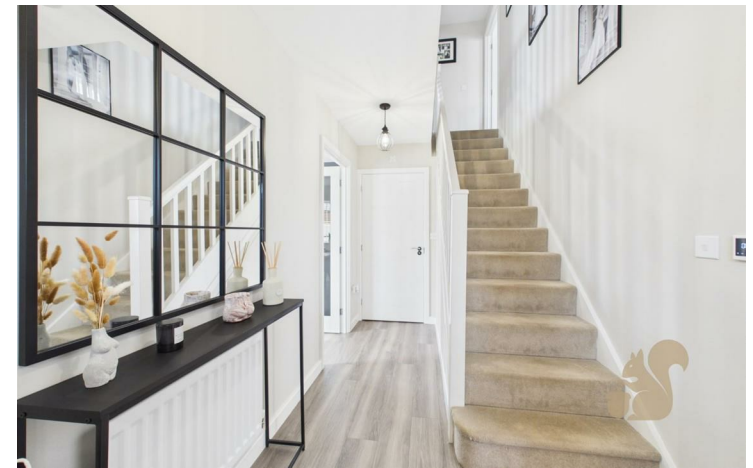
£375,000

Guide Price

Periwinkle Close, Ipswich

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME situated within a QUIET CUL-DE-SAC on the highly desirable Henley Gate development. Offering a SPACIOUS OPEN-PLAN KITCHEN/DINER, GENEROUS LIVING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE, LANDSCAPED SOUTH-WESTERLY GARDEN, SIDE-BY-SIDE DRIVEWAY PARKING and the REMAINDER OF THE NHBC WARRANTY, this stylish home has been thoughtfully

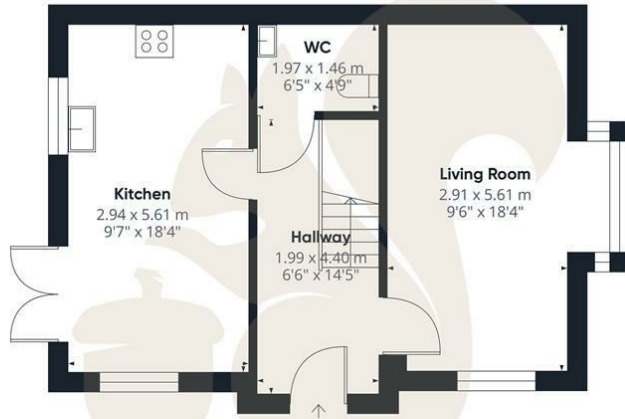
enhanced by the current owners and is perfectly suited to modern family living.



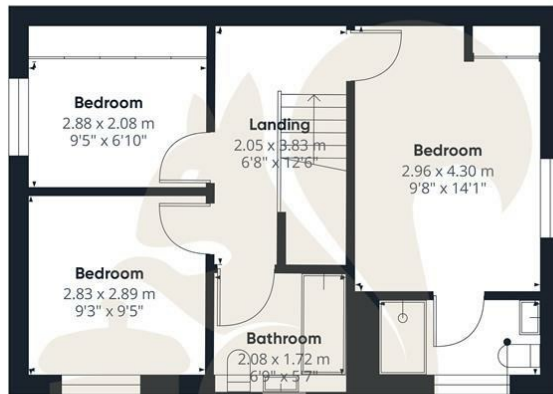








Ground Floor



Bathroom
2.69 x 1.20 m
8'9" x 3'11"

Floor 1



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GLA^m
97.01 m²
1044.17 ft²

Total
97.01 m²
1044.17 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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