



Oxford Road, Ipswich, Suffolk, IP4 1NL
Guide Price £220,000 to £230,000

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- No Onward Chain
- Three-Bedroom Mid Terrace House
- 24ft Lounge/Dining Room
- Kitchen
- Ground Floor Bathroom
- First Floor Shower Room
- Courtyard Style Rear Garden
- Would Benefit from Updating & Modernising



This three-bedroom mid terrace house sits on the eastern side of Ipswich, close to the waterfront and town centre, and adjacent to Suffolk New College. It also falls within the sought-after Copleston School catchment area. Offered with no onward chain, the property represents an excellent opportunity for buyers looking to update and modernise a home to their own taste. Outside, it benefits from a courtyard-style rear garden,

providing a low-maintenance outdoor space. The accommodation comprises an entrance hall, 24ft dual aspect lounge/dining room, kitchen, ground floor bathroom, first floor landing, three bedrooms, and a shower room.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



Outside – Front: There is a courtyard style garden with a tiled path to the front door set within a recessed porch.

Entrance Hall: Radiator, staircase rising to the first floor, and access to:

Lounge/Dining Room: 24'8" x 11'3" (7.52m x 3.43m) Dual aspect with a bay window to the front and window to the rear, two radiators, an understairs cupboard, and doorway leading to:

Kitchen: 9'10" x 7'11" (3m x 2.41m) Fitted with eye and base units,

roll edge work surfaces, sink and drainer, space for appliances, a radiator, window to the side aspect, door opening out to the garden, and a door leading to:

Family Bathroom: A three-piece suite comprising a bath, low-level WC and hand wash basin, along with a radiator and an opaque window to the side aspect.

First Floor Landing: Airing cupboard, access to the loft, and doors leading to the bedrooms and shower room.

Bedroom One: 16'1" x 10'11" (4.9m x 3.33m) Two windows to the front aspect, period fireplace, and a radiator.

Bedroom Two: 11' x 8'8" (3.35m x 2.64m) Window to the rear aspect and a radiator.

Bedroom Three: 10'11" x 7'11" (3.33m x 2.41m) Window to the rear aspect, a radiator, period fireplace, and a boiler cupboard.

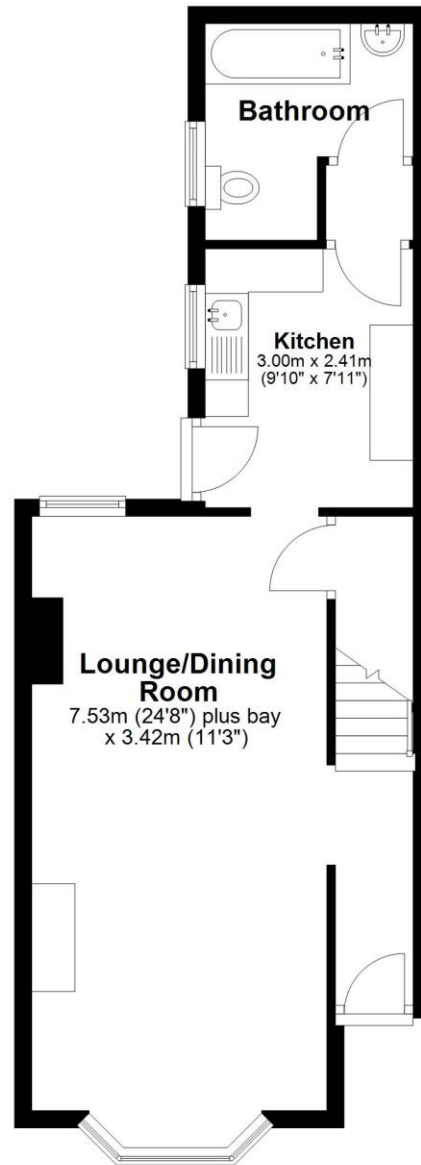
Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a

radiator and an opaque window to the side aspect.

Outside – Rear: There is a courtyard style garden with mature shrubs and hedging and a gate leading to a shared passageway providing access back down to the front.

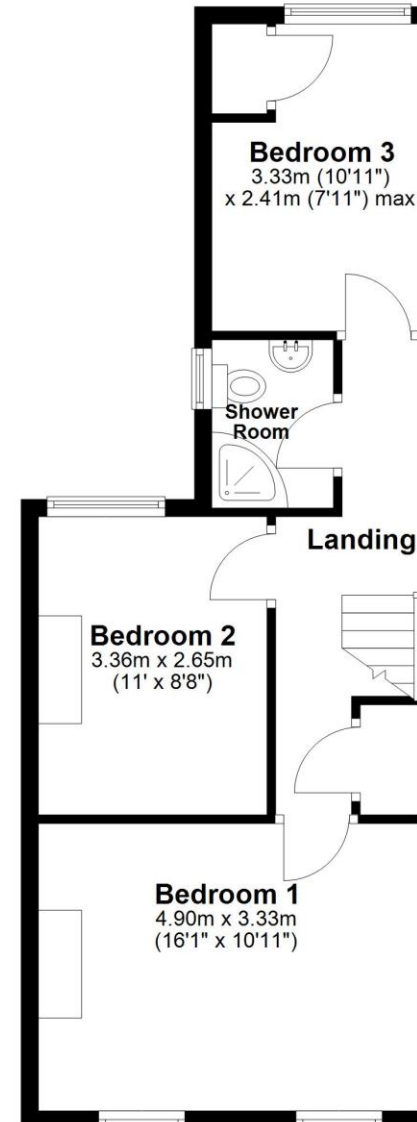
Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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