

## **Oxford Road, Ipswich, Suffolk, IP4 1NL**

**Offers in excess of: £250,000**

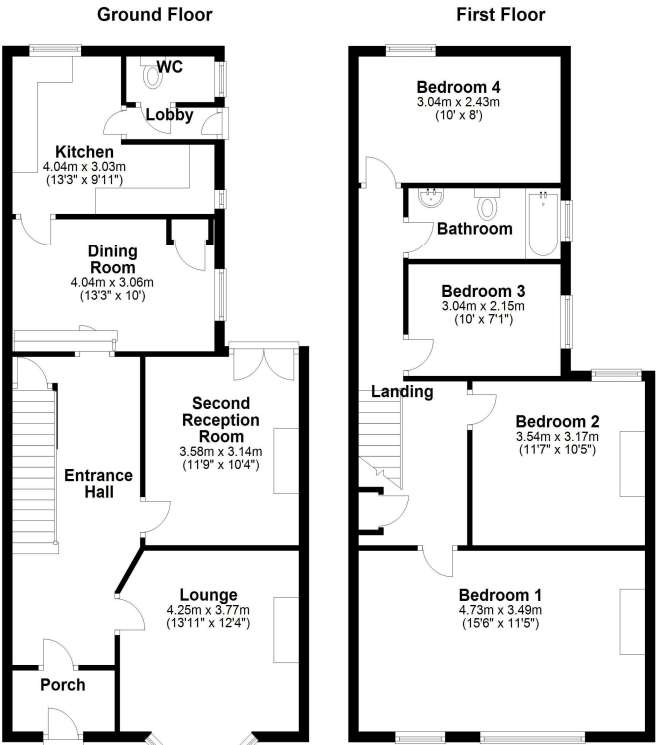


- Copleston School Catchment (STA)
- Mid Terrace House
- Four Bedrooms
- Three Separate Reception Rooms
- First Floor Bathroom
- Courtyard Style Rear Garden

This four bedroom mid terrace house, situated in a much sought after location adjacent to the University in Ipswich town centre and falling within the Copleston School catchment (subject to availability), is full of character. The accommodation on offer comprises front porch, entrance hall, three separate reception rooms, kitchen, ground floor cloakroom, first floor landing, four bedrooms, and family bathroom.



The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.



#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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