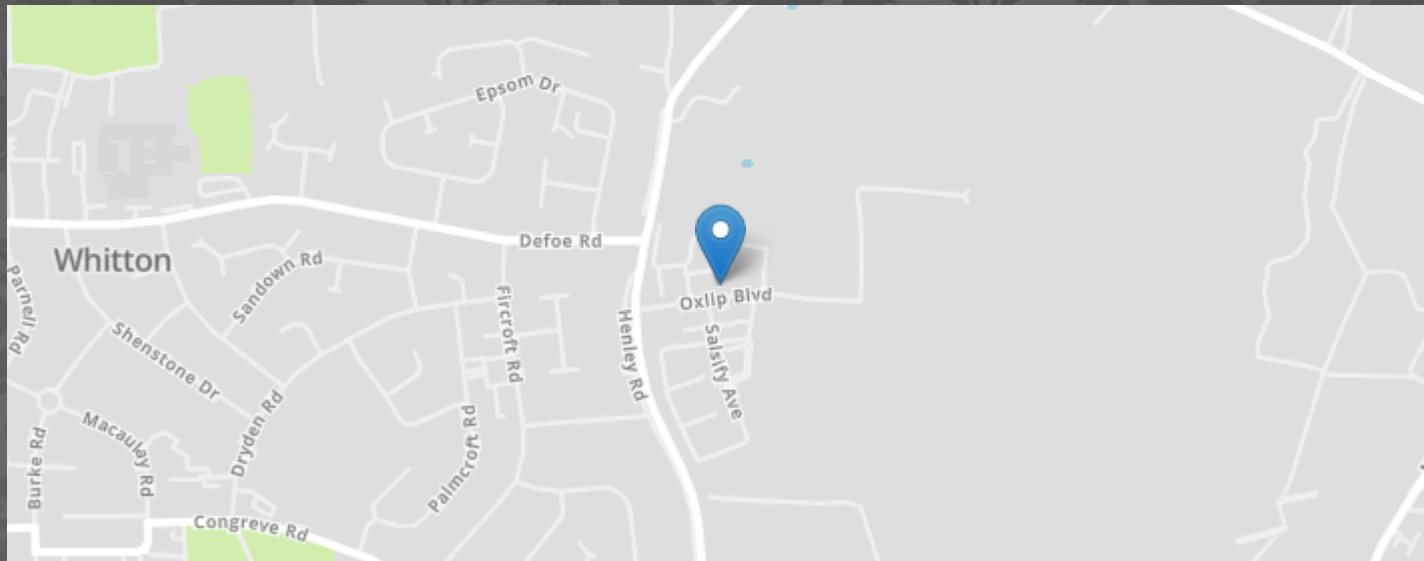


## Oxlip Boulevard, Ipswich



- TOWN HOUSE
- DOUBLE GLAZED THROUGHOUT
- EN SUITE
- GARDEN
- WELL KEPT
- THREE BATHROOMS AND ADDITIONAL CLOAKROOM.
- FOUR DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- JULIET BALCONY

MARKS & MANN

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MARKS & MANN



## Oxlip Boulevard, Ipswich

We are delighted to be marketing this spacious and well kept four bedroom town house set over three floors and nestled within the Henley gate development to the North of Ipswich.

Internally the property benefits from, on the ground floor: Entrance hall, kitchen, living room and cloakroom. To the first floor: Landing, bedroom two which features a Juliette balcony, bedroom three and bathroom. To the top floor: Landing, bedroom one which features an En-suite, bedroom four and bathroom. Externally the property benefits from allocated parking for multiple vehicles and the rear garden which features patio space, lawn and storage.

The property offers comfortable living for a family and is ready for new owners to come in and make it their own.

Call now to register your interest and arrange a private first hand viewing.

**£360,000**



Oxlip Boulevard, Ipswich

Entrance hall

Front door, radiator.

Living room

4.04m x 4.95m (13' 3" x 16' 3")  
French doors to rear aspect, double glazed window to rear aspect, storage, radiator.

Kitchen

2m x 4.83m (6' 7" x 15' 10")  
Double glazed window to rear aspect, radiator, integrated cooker, hob, extractor, ceiling spot lights, radiator.

Cloakroom

Double glazed window to front aspect, basin, low level WC, radiator.

Landing

Radiator.

Bedroom

3.12m x 4.88m (10' 3" x 16' 0")  
Double glazed window to rear aspect, French doors to Juliette balcony, radiator.

Bedroom

3.18m x 4.93m (10' 5" x 16' 2")  
Double glazed dual window/S to front aspect, radiator.

Bathroom

Bath, basin, shower, WC, ceiling spot lights, heated towel rail.

Landing

Bedroom

3.20m x 4.98m (10' 6" x 16' 4")  
Dual double glazed window to rear aspect, built in mirrored wardrobe, radiator.

En-suite

Shower cubicle, basin, low level WC.

Bedroom

2.79m x 3.30m (9' 2" x 10' 10")  
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, bath, basin, low level WC, heated towel rail.

Garden

Patio, lawn, storage.

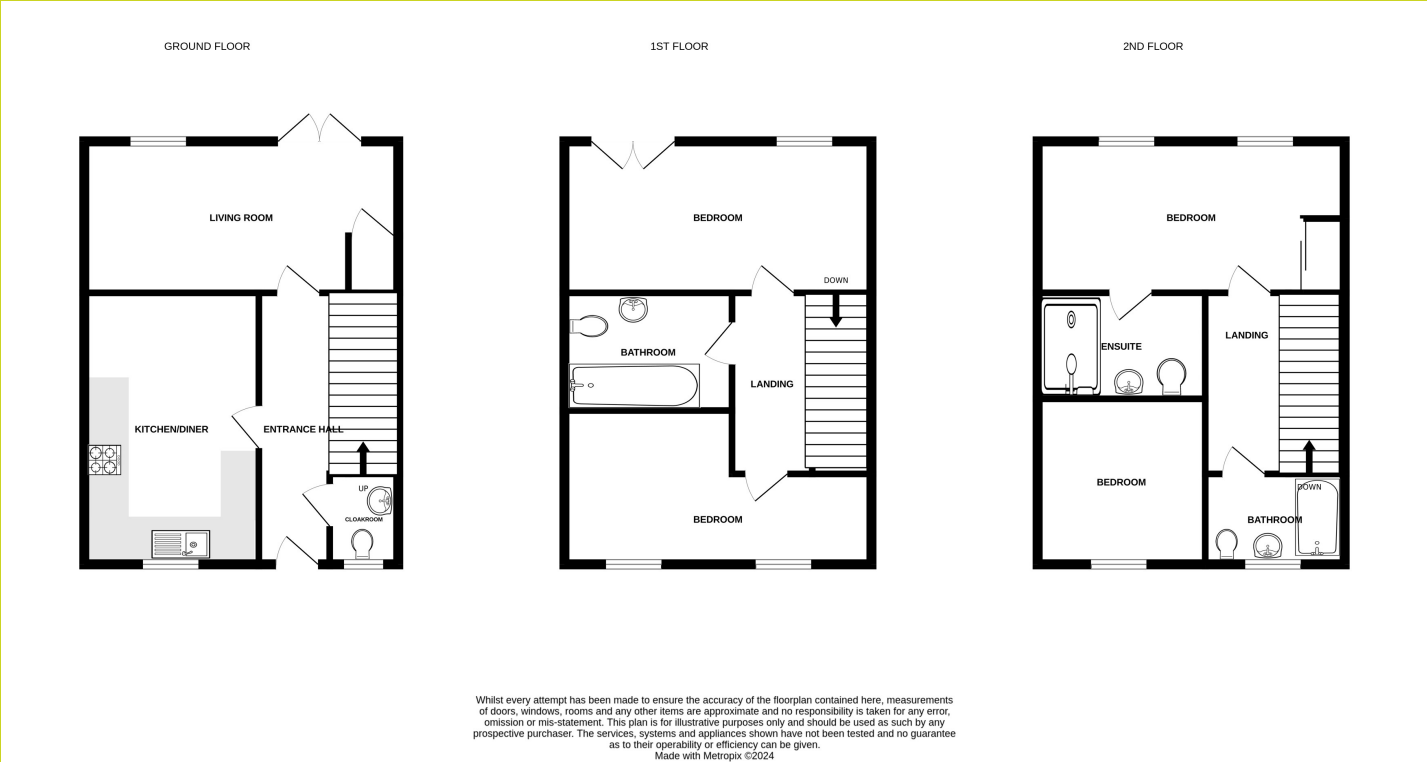
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band  
At the time of writing the council tax band for this property is band D.

Oxlip Boulevard, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

