



www.hizzyproperty.co.uk



52 Oulton Road, Ipswich, IP3 0QE

£350,000

About the property

A 3 bedroom extended detached bungalow offered with no chain delay and pleasantly situated within the popular Rivers development in the IP3 area to the East side of the town. The property also offers a lawned rear garden, garage and off road parking. The light and bright living space includes a porch, entrance hall, three bedrooms, a bathroom with separate shower and additional WC, fitted kitchen, living room and a smart garden room to the rear.

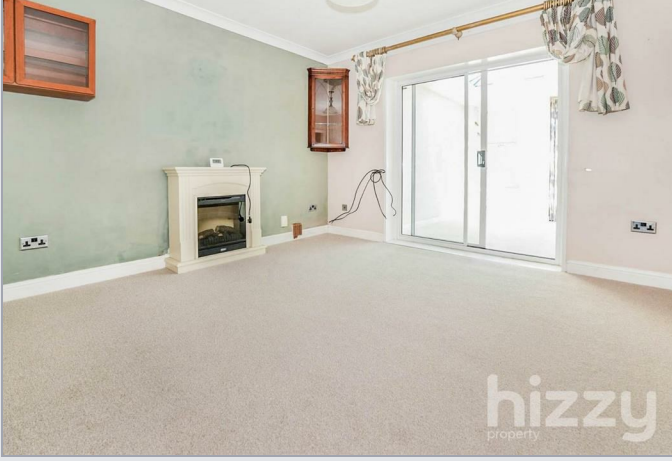
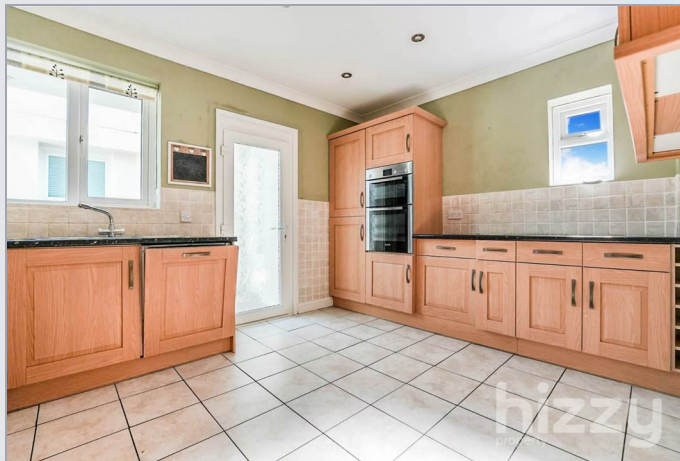
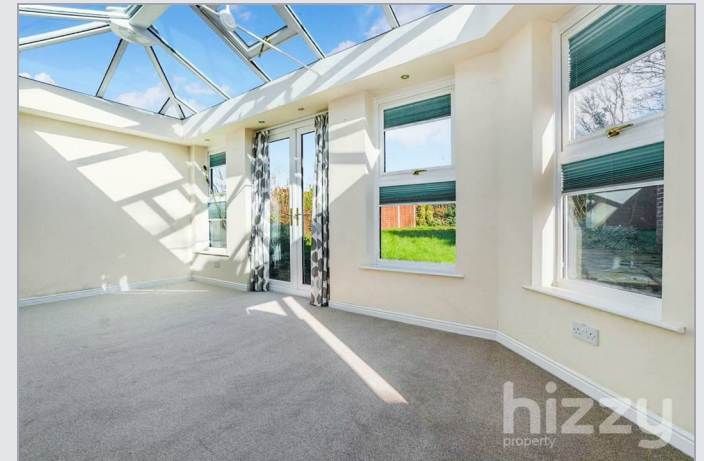
Outside

The rear garden is mainly lawned with a path and circular paved patio terrace and a garden shed. Driveway to the

side which leads to the garage. To the front there is a tiered garden with steps up to the front door and off road parking.

Useful info

The property has mains gas, water, drainage & electricity connected. The heating is gas fired via radiators, (no services have been tested by the agents). The council tax band is C with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE. Broadband download speed up to 1800 Mbps and upload speed up to 1000 Mbps (source Ofcom). Mobile Indoor coverage likely on O2 and limited on Vodafone, Three and EE. Outdoor coverage likely on all networks (source Ofcom). The What3words location is ///dart.work.snacks.





hizzy
property

- Offered with No Chain Delay
- Impressive Garden Room
- Bathroom with Separate shower

- Popular "Rivers Area" in the Town
- Garage and Off Road Parking
- Separate WC

- Three Bedrooms
- Living Room
- Lawned Rear Garden

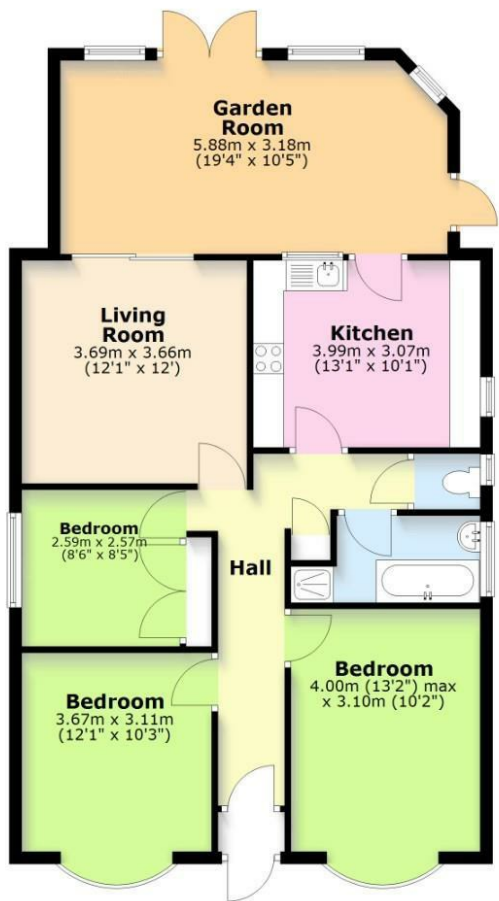




hizzy

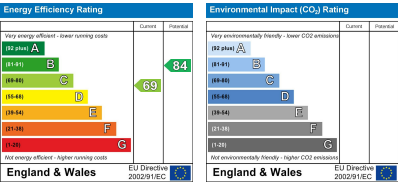
Floor Plan

Ground Floor



Total area: approx. 91.4 sq. metres (984.2 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk