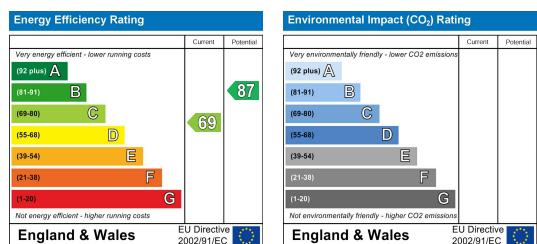


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 8 Oxford Drive, Woodbridge IP12 4EE

**£335,000**

A TWO BEDROOM semi-detached BUNGALOW located to the edge of Woodbridge. The property benefits from a modern kitchen with open plan lounge/diner, shower room, double glazing, gas central heating with combi boiler fitted 2023, enclosed rear garden, off road parking and garage



# 8 Oxford Drive, Woodbridge, Suffolk, IP12 4EE

Woodbridge has better than average shopping, educational and recreational facilities and there is a train service to London via Ipswich. It has a thriving centre with numerous shops, restaurants, leisure facilities, a theatre, cinema and a busy marina on the banks of the River Deben. Ipswich, the county town of Suffolk, has a direct line service to London's Liverpool Street station. There is excellent schooling within Woodbridge with Farlingaye in the State sector and Woodbridge school & The Abbey in the private sector. The coast is nearby with Orford and Aldeburgh being a great attraction to the sailing enthusiast as is the river Deben and the home of the famous Aldeburgh music festival is based at Snape just over 10 miles away.

## ENTRANCE PORCH:

Tiled floor, double glazed door to

## LOUNGE: 15'5" x 11'1" (4.7 x 3.4)

Double glazed window to front, radiator, laminate floor, door off, arch to



## KITCHEN/DINER: 16'4" x 7'6" (5.0 x 2.3)

Diner: Double glazed patio doors to rear, radiator opens through to lounge and kitchen.

Kitchen: Double glazed window to rear, range of wall and base units, sink and drainer, drawers, work tops, electric hob and oven, combi boiler fitted 2023, space for appliances.



## INNER HALL:

Cupboard, loft access, doors off.

## BEDROOM 1: 13'5" x 8'2" (4.1 x 2.5)

Double glazed windows to rear, built in wardrobes and matching drawers and radiator.

## BEDROOM 2: 10'5" x 6'2" (3.2 x 1.9)

Double glazed windows to rear and a radiator.

## SHOWER ROOM:

Double glazed window to rear, shower cubicle, hand wash basin, W.C, towel radiator, tiled floor and walls.



## OUTSIDE:

To the front is a lawn, flower beddings, driveway with off road parking and access to the garage.

The rear garden has a lawn, flower beddings, patio and covered area. Large shed and access to garage.

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

