

*A spacious, late 1960s three bedroom house that now requires some updating, in an established residential location a short distance from the centre of Woodbridge.*

Guide Price  
£285,000 Freehold  
Ref: P7517/J

7 Oxford Drive  
Woodbridge  
Suffolk  
IP12 4EG



Entrance hall, 24 ft open plan sitting and dining room, kitchen and cloakroom.

Three double bedrooms and bath/shower room.

Driveway and integral single garage.

Delightful south westerly facing rear garden.

Contact Us



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## Location

The property forms part of the established and well regarded Oxford Drive development, which is a short distance to the south-west of the centre of the town. Woodbridge is probably best known for its outstanding riverside setting, Woodbridge offers a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. The town also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

## Description

Built in 1968, 7 Oxford Drive is a light and spacious house of its era, that forms part of a popular and established residential area a short distance from the centre of the town.

In all, the accommodation extends to approximately 1,275 sq ft (118 sqm) with a generous entrance hall for receiving guests, 24 ft open plan sitting and dining room, kitchen and recently refurbished cloakroom on the ground floor.

On the first floor there is a gallery-style landing together with three double bedrooms, all of which benefit from useful built-in wardrobe cupboards, and a bathroom with separate shower, that has also been partly refurbished very recently.

Outside there is a generous parking area for at least two vehicles, together with the integral single garage, that could be converted to provide additional accommodation - subject to the necessary consents.

The front and rear gardens are delightful, and contain a wide variety of specimen flowers and shrubs. The rear garden faces in a south westerly direction, and therefore enjoys the sun throughout the afternoon and into the evening.

Whilst 7 Oxford Drive does benefit from gas-fired central heating and UPVC double glazed windows, it does now warrant a programme of updating and as such offers an exciting opportunity for a new owner to place their own personal style and taste upon the property.





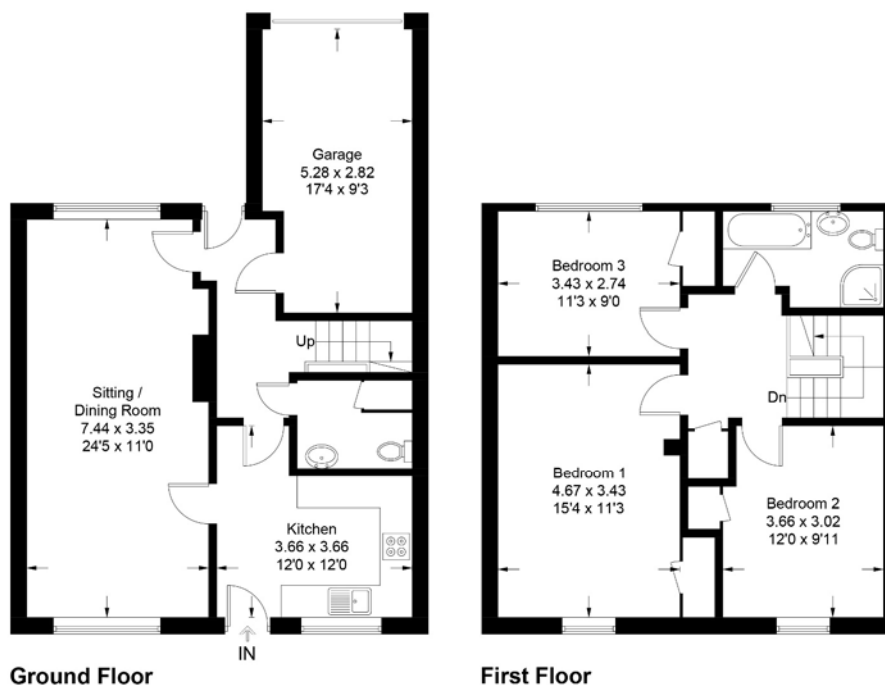






## 7 Oxford Drive, Woodbridge

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft  
(Including Garage)



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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, water, drainage and gas connected. Gas-fired boiler serving the central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = C (Copy available from the agents upon request).

*Council Tax* Band C; £1937.38 payable per annum 2024/2025.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

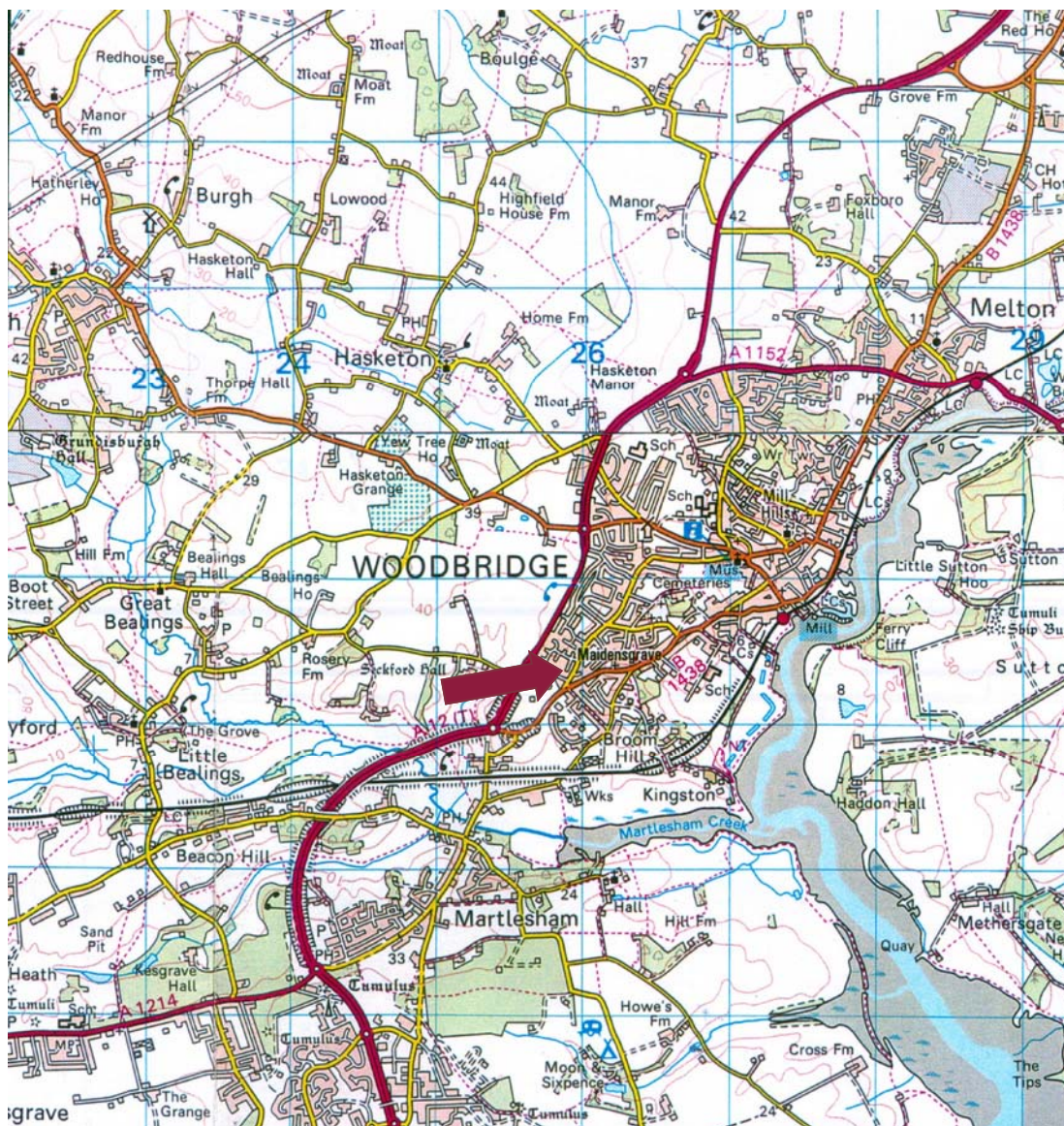
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*January 2025*

**Directions**

Approaching Woodbridge from the west on the A12 bypass, at the first roundabout turn right onto the B1438 where signposted to the town centre. Continue along this road, turning left onto Old Barrack Road just before the Ego restaurant. Continue along Old Barrack Road, taking the second turning on the left into Oxford Drive where the property will be found a short way along on the left hand side just after Magdalen Drive.

What3Words location: ///roving.pool.symphonic



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