

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Shackleton Road

East Ipswich, IP3 9EB

Asking price £230,000



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Front Garden

Partially enclosed by fencing with lawn area and driveway suitable for parking two vehicles off road.

Entrance Hallway

UPVC and double glazed door into the entrance hallway, wood flooring, telephone point, stairs up to the first floor with a large walk-in understairs cupboard which has also got a double glazed window and access to the fuse boards, radiator, coving and a door into the lounge / diner.

Lounge / Diner

23'3" x 10'10" (7.09m x 3.30m)

Solid wood flooring with a lovely open fireplace (new owners will need to investigate whether that needs opening up, cleaning etc.), coving, double glazed windows to the front and side, and an archway through to the dining room. The dining room also has solid wood flooring, coving, fireplace which was a gas fire but has been capped off so new owners can either have that re-installed/replaced for an electric fire or again even opened up potentially. Double glazed bi-fold doors with fitted blinds and a door into the kitchen.

Kitchen

10'1" x 9'0" (3.07m x 2.74m)

Comprises of wall and base units with cupboards and drawers under, worksurfaces over, bottle rack, integral Bosch gas oven with stainless steel four ring Delonghi hob with tiled splash-back and stainless steel extractor over. Asterite 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed window to the side with fitted blinds, double glazed window to the rear with a roller blind and a double glazed UPVC pedestrian door out to the rear garden with fitted blind. Wall mounted combination Baxi boiler which is regularly serviced, space for a full height fridge freezer, space and plumbing for a washing machine, splash-back tiling and laminate flooring.

Landing

Double glazed window to the front, carpet flooring, access to the loft, airing cupboard and doors to all bedrooms and the bathroom.

Bedroom One

13'0" x 7'4" (3.96m x 2.24m)

Carpet flooring, coving, lovely feature fireplace, radiator and double glazed window to the rear.

Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

Double glazed window to the front, radiator, carpet flooring and coving.

Bedroom Three

9'10" x 7'5" (3.00m x 2.26m)

Radiator, double glazed window to the rear and carpet flooring.

Bathroom

8'9" x 5'8" (2.67m x 1.73m)

Panelled bath with a mixer tap and handheld shower over with an additional Triton electric shower over, low-flush W.C., pedestal wash hand basin with a mixer tap, obscure double glazed window to the rear, splash-back tiling, coving, laminate flooring and a radiator.

Rear Garden

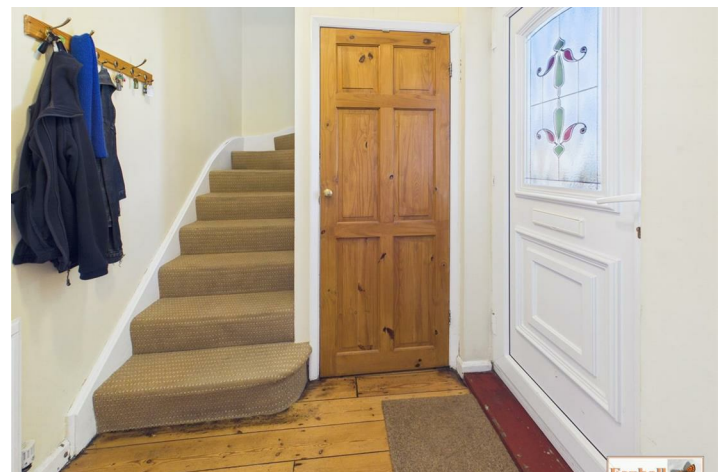
66'11" x 21'11" (20.4 x 6.7)

Large patio area suitable for alfresco dining with a step up to the main lawn area. There is a shed to stay, outside tap and pedestrian access through to the front with a storage area.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



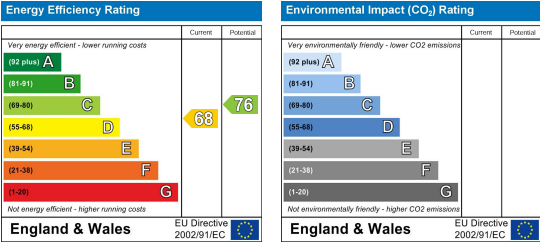
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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