

Foxhall



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Hutland Road

East Ipswich, Ipswich, IP4 4HG

Guide price £230,000



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Entrance Lobby

UPVC cottage style front door into the entrance lobby, integrated door mat, side aspect door into the lounge, side aspect door into the dining room and stairs to the first floor.

Lounge

12'1" x 11'5" (3.69 x 3.50)

Front aspect double glazed sash window, built in shutters, feature fireplace, radiator and tiled flooring.

Dining Room

14'4" x 12'0" (4.37 x 3.67)

Front aspect double glazed sash window, built in shutters, radiator, carpeted flooring. Side aspect door to the hallway and open through to the kitchen.

Kitchen

14'3" x 6'10" (4.36 x 2.09)

Base and eye level units, rolled edge worktops with tiled splashbacks, space for a Rangemaster style oven with stainless steel splash-back and extractor, integrated stainless steel sink and drainer, space for fridge, space for freezer, space and plumbing for a washing machine, space for a slimline dishwasher, two rear aspect double glazed windows and tiled flooring.

Hallway

Under-stairs storage cupboard, side aspect door into the bathroom, rear aspect UPVC double glazed door into the garden and tiled flooring.

Bathroom

11'5" x 6'9" (3.49 x 2.08)

Four piece suite comprising a panel bath with central stainless steel mixer taps and tiled splash-backs, double width shower cubicle, hand wash basin into vanity unit,

low level W.C., rear aspect frosted double glazed window, radiator and vinyl flooring.

Landing

Rear aspect double glazed window, side aspect doors into bedroom one and the W.C, rear aspect door into bedroom two and carpet flooring.

Bedroom One

12'7" x 11'8" (3.84 x 3.58)

Front aspect double glazed sash window, built in wardrobes, over stairs storage cupboard, radiator and carpet flooring.

Bedroom Two

11'4" x 8'10" (3.46 x 2.7)

Front aspect double glazed sash window, radiator and carpet flooring.

W.C.

Low level W.C., hand wash basin into vanity unit with tiled splash-back, extractor, radiator and vinyl flooring.

Rear Garden

Enclosed to panel fencing the South facing rear garden is laid to a mixture of patio, lawn and a variety of mature shrubs and flower beds. There is a brick based shed to remain and gated side access out on to Allington Close.

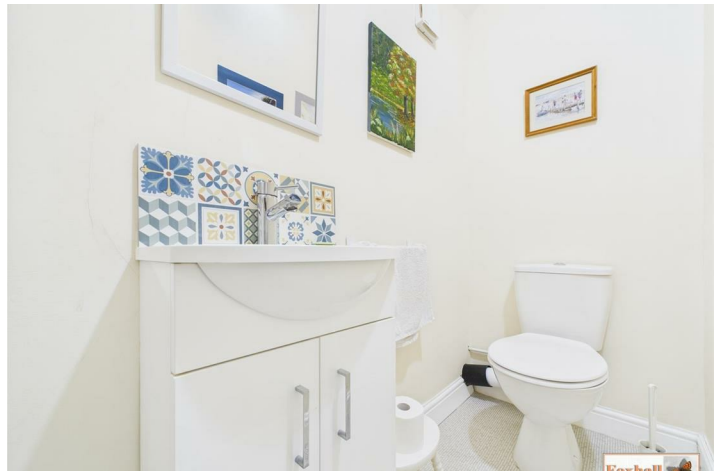
Agents Notes

Tenure - Freehold

Council Tax Band - B







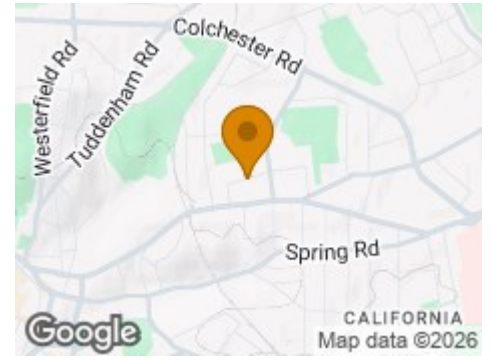
Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^{RM}
909 ft²
84.3 m²

(1) Excluding balconies and terraces

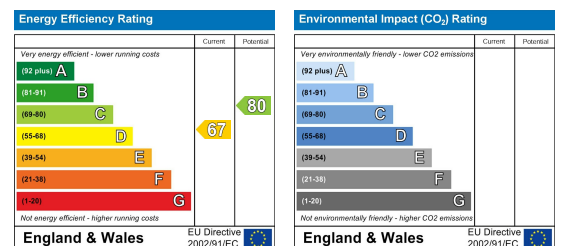
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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