

# Foxhall



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## Cemetery Road

Northgate Catchment, Ipswich, IP4 2HR

Offers in excess of £180,000



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## Front Garden

Mid height brick wall and pathway to the front door, a very low maintenance front garden with mature fuchsia and hedge and door to the front porch.

## Porch

Entry via door to front with inset mat and door to the official front door.

## Entrance Hallway

Laminate flooring, radiator, original corbels, coving, high ceilings, phone point, doors to the lounge, dining room and stairs up to first floor.

## Lounge

11'3" x 11'0" (3.43m x 3.35m)

Double glazed bay window to the front, vinyl flooring, radiator, telephone and aerial points, open feature fireplace with an open fire with wooden surround and marble hearth and back, high skirting boards and coving.

## Dining Room

12'0" x 11'7" (3.66m x 3.53m)

Double glazed window to the rear, vinyl flooring, gas fireplace (not tested), aerial point, high skirting boards, coving, radiator, door to a walk-in larder cupboard and door to the kitchen.

## Kitchen

9'10" x 7'11" (3.00m x 2.41m)

Comprising of wall and base units with cupboards and drawers under work surfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap, freestanding gas oven or space for with an extractor hood over, space for a full height fridge freezer, space and plumbing for a washing machine currently a Beko, splash-back tiling, tiled floor, double glazed window to the side and a wall mounted combination Vaillant boiler with door to rear lobby.

## Rear Lobby

Laminate flooring, UPVC glaze and UPVC pedestrian door to the rear garden and door to the bathroom.

## Bathroom

8'0" x 7'4" (2.44m x 2.24m)

This is a large bathroom with a walk-in shower cubicle with a Triton electric shower over, pedestal wash hand basin, low-flush W.C., two obscure double glaze windows one to the side and one to the rear, wall mounted heater (not tested), extractor fan, vinyl flooring and splash-back tiling.

## Landing

Doors to bedrooms one, two, three, large cupboard over the stairs which has got the fuse box and the loft hatch.

## Bedroom One

14'8" x 10'11" (4.47m x 3.33m)

Two double glazed windows to the front, radiator, high skirting boards and coving.

## Bedroom Two

11'10" x 9'2" (3.61m x 2.79m)

Double glazed window to the rear, radiator, high skirting boards, original floorboards and coving.

## Bedroom Three

9'11" x 8'0" (3.02m x 2.44m)

Original wooden floorboards, double glazed window to the rear, coving, high skirting boards and a radiator.

## Rear Garden

16'5" x 14'11" (5.029 x 4.569)

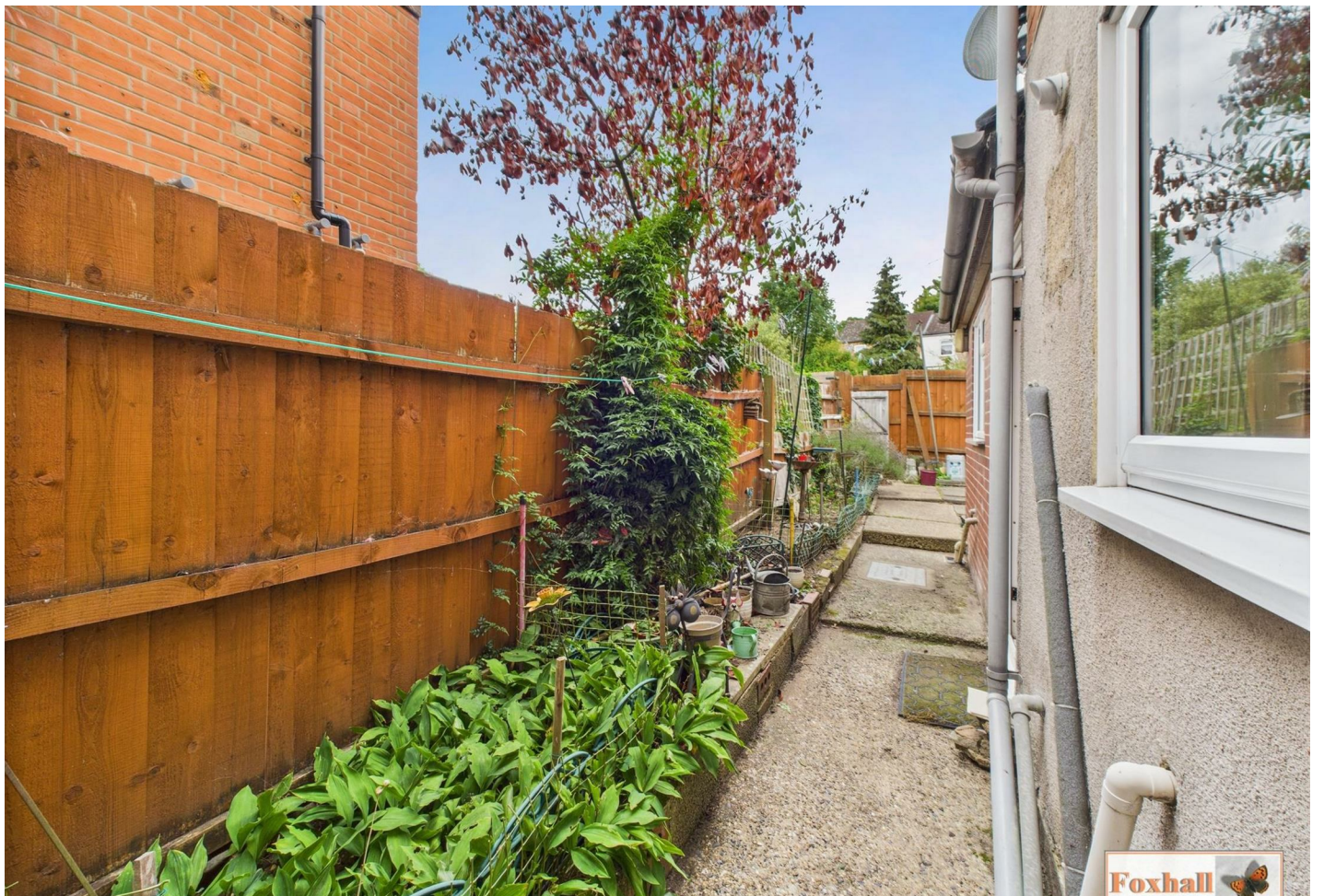
Low maintenance rear garden with hardstanding also a patio area perfect for alfresco dining, pedestrian gate to the rear, some borders to the side with planting perfect for a kitchen garden and an outside tap.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B







## Road Map



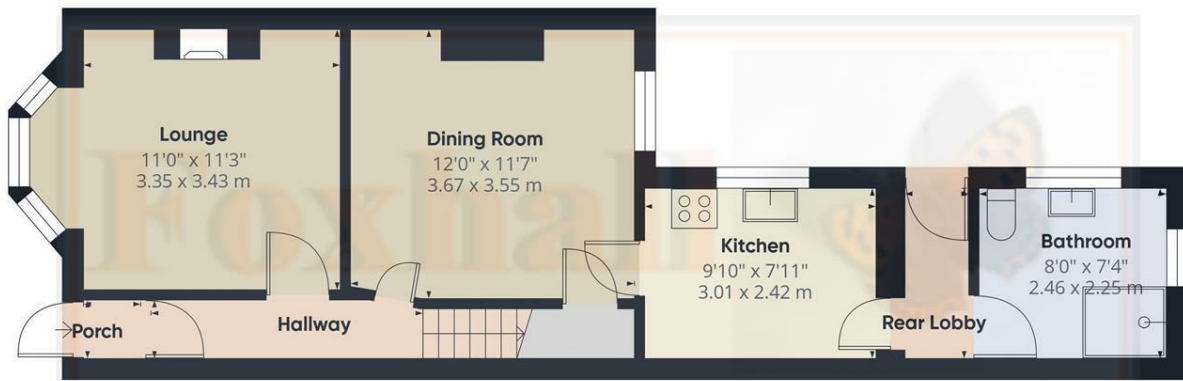
## Hybrid Map



## Terrain Map



## Floor Plan



Floor 0



Approximate total area<sup>RM</sup>  
877 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(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.

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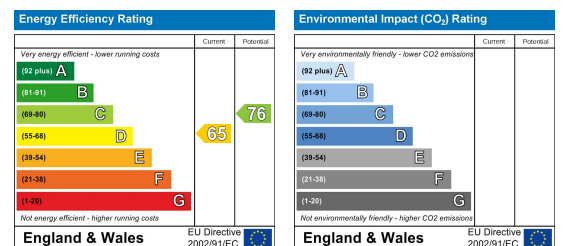


Floor 1

## 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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