

# Foxhall



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## Gloucester Road

South East, Ipswich, IP3 9LG

Guide price £240,000



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## Front Garden

Off-road parking for four cars comfortably via hardstanding concrete, access to the front door and access down the side with double gates giving you access to the rear garden and further parking for one large vehicle (currently housing a caravan).

## Entrance Porch

Entry via double glazed obscure door facing the front and access into the entrance hall

## Entrance Hallway

Entry via a double glazed door facing the front with double glazed windows around the entrance door, access to the stairs, radiator, understairs cupboard, door to the bathroom and a door into the lounge.

## Lounge

13'0" x 10'11" (3.96m x 3.33m)

Double glazed bay window facing the front, laminate flooring, radiator, feature fireplace with a stone base surround and wooden mantle, coving and the opening into the kitchen/breakfast room.

## Kitchen/Breakfast Room

12'2" x 9'9" (3.71m x 2.97m)

Single glazed window facing the rear, double glazed obscure door to the rear going out into the sunroom, wall and base fitted units with cupboards and drawers, single sink bowl and drainer unit with a mixer tap above, built-in oven, induction hob with a cooker hood above, integrated fridge, tiled splash-back, lino flooring, plenty of cupboards and storage space, radiator and double glazed obscure door facing the rear going out into the garden.

## Sunroom

14'8" x 8'0" (4.47m x 2.44m)

Double glazed windows to the rear and side, slightly

pitched roof, radiator, lino flooring, space for a fridge freezer (currently housing a freezer), worksurface, offering plumbing for a washing machine, space for a tumble dryer and a wall mounted Worcester combi boiler and a double glazed UPVC door facing the rear going out into the garden.

## Bathroom

9'5" x 3'11" (2.87m x 1.19m)

Panel bath with stainless steel riser, mixer tap and shower attachment, vanity wash hand basin with hot and cold taps, low-flush W.C., radiator, two double glazed obscure windows, half tiled walls, chrome heated towel rail and lino flooring.

## Landing

Double glazed window facing the side, access to the loft and doors to bedrooms one, two and three.

## Bedroom One

16'4" x 10'6" (4.98m x 3.20m)

Double glazed window facing the front, two built-in wardrobes, radiator and carpet flooring.

## Bedroom Two

10'3" x 9'8" (3.12m x 2.95m)

Double glazed window facing the rear, radiator and carpet flooring.

## Bedroom Three

7'3" x 6'8" (2.21m x 2.03m)

Double glazed window facing the rear, radiator and carpet flooring.

## Rear Garden

Fully enclosed un-overlooked westerly facing rear garden, mostly laid to lawn with access into a garage, summerhouse, pathways, shingle borders, a large patio area, outside tap and double gates to the side of the

property which will give you access to further parking leading to the garage.

### Garage

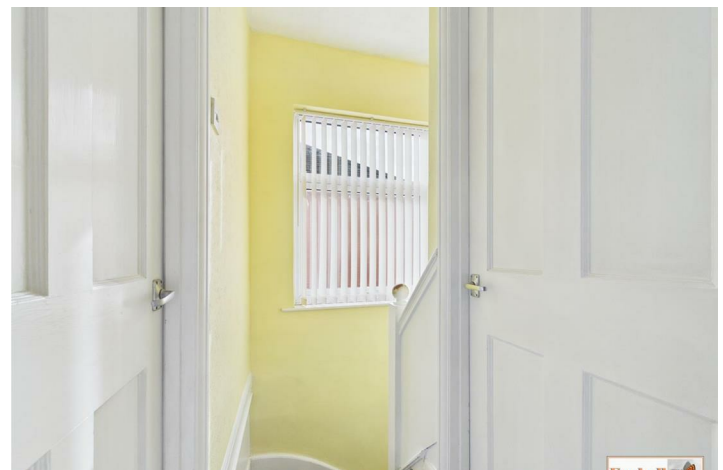
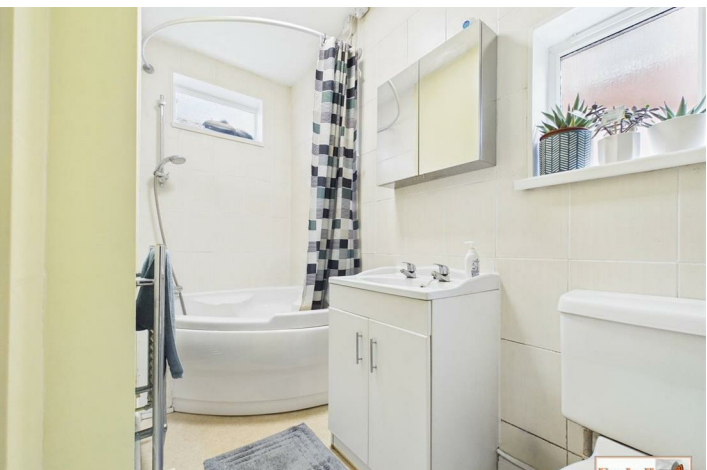
Manual up and over door with a door to the side and single glazed windows to the rear.

### Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



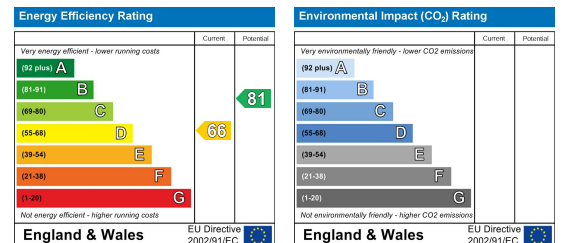
## Floor Plan



## 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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