

Foxhall



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Rosebery Road

East Ipswich, IP4 1PS

Offers in excess of £180,000



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Rosebery Road

POPULAR EAST IPSWICH LOCATION - WALKING DISTANCE TO IPSWICH TOWN CENTRE & WATERFRONT - TWO GOOD SIZED BEDROOMS - UPSTAIRS BATHROOM - LARGER THAN AVERAGE KITCHEN

*** Foxhall Estate Agents*** are delighted to offer for sale this well presented two bedroom house situated on the ever popular East side of Ipswich. Located within walking distance of the waterfront, Alexandra Park, university of Suffolk and excellent range of other shops and amenities. The property is located within the highly regarded Clifford Road and Copleston High school catchment area (subject to availability) and offers easy access into and out of town.

The accommodation itself comprises of a lounge, dining room and larger than average kitchen downstairs. Upstairs there is a landing, two double bedrooms and a family bathroom with built in storage. The front garden is laid to low maintenance gravel and the rear is South/Westerly facing, laid to patio.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the

beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Enclosed to half height brick wall, the front garden is mainly laid to gravel with a path leading to the front door.

Lounge

11'5 x 11'1 (3.48m x 3.38m)

Front aspect UPVC double glazed entrance door into the lounge, front aspect double glazed window, radiator, feature fireplace, laminate flooring and a rear aspect door into the dining room.

Dining Room

11' x 10'7 (3.35m x 3.23m)

Rear aspect double glazed window, built-in storage cupboard, stairs to the first floor, rear aspect door to the kitchen, radiator and laminate flooring.

Kitchen

15' x 6'11 (4.57m x 2.11m)

Base and eye-level units, rolled edge worktops and tiled splashback, integrated electric oven and gas hob with stainless steel extractor over, wall mounted Vaillant boiler, integrated stainless steel sink and drainer, space for a dishwasher, space for an under counter fridge and freezer, under stairs storage cupboard, side aspect UPVC double glazed door into the garden, side and rear aspect double glazed windows, radiator and tiled flooring.

Landing

Door to both bedrooms and the bathroom, loft access and carpeted flooring.

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

11'1 x 8'8 (3.38m x 2.64m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bathroom

8'7 x 6'11 (2.62m x 2.11m)

Panel bath with Triton T80 plus electric shower, low-level W.C., pedestal hand wash basin, storage cupboard, rear aspect frosted double glazed window, radiator, tiled walls and laminate flooring.

Rear Garden

Enclosed to panel fencing and the rear garden is mainly laid to patio.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



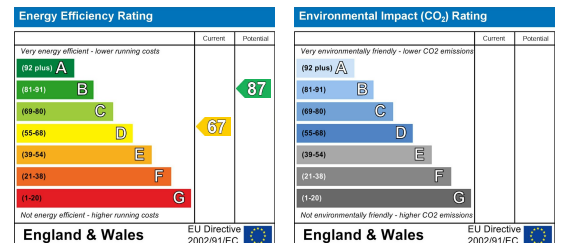
Floor Plan



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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