

Foxhall



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Lacey Street

Northgate Catchment, Ipswich, IP4 2PH

Offers in excess of £210,000



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Front Garden

Enclosed by mid height brick wall with gate to front, the front garden is mainly laid to concrete and shingle with step up to the front door and side access via a passageway with gated access to the rear garden.

Entrance Hallway

Front aspect door into the entrance hallway, doors to the lounge and dining room, stairs to the first floor, radiator and tiled flooring.

Lounge

11'2" x 10'6" (3.40m x 3.20m)

Front aspect double glazed bay window with built-in shutters, radiator and wooden flooring.

Dining Room

11'4" x 10'10" (3.45m x 3.30m)

Rear aspect double glazed door to the garden, understairs storage cupboard, radiator, wooden flooring and door to the kitchen.

Kitchen

9'2" x 8'2" (2.79m x 2.49m)

Base and eye-level units, rolled-edge worktops with tiled splash-back, integrated sink and drainer, space for a freestanding oven and hob, space for a fridge freezer, space for a dishwasher, wall mounted boiler, side aspect double glazed window and tiled flooring.

Shower Room/ Utility

9'3" x 5'7" (2.82m x 1.70m)

Shower cubicle with tiled walls and glass shower screen, low-level W.C., base units with rolled-edged worktops, space for a washing machine, side aspect frosted double glazed window and lino flooring.

Landing

Doors to both bedrooms and the bathroom, over stairs storage cupboard and wooden flooring.

Bedroom One

14'7" x 10'7" (4.45m x 3.23m)

Front aspect double glazed window, feature fireplace, radiator and wooden flooring.

Bedroom Two

11'6" x 9'5" (3.51m x 2.87m)

Rear aspect double glazed window, radiator and wooden flooring.

Bathroom

9'1" x 8'3" (2.77m x 2.51m)

Freestanding bath with stainless steel taps, low-level W.C., pedestal wash hand basin with tiled splash-back, radiator and rear aspect frosted double glazed window.

Rear Garden

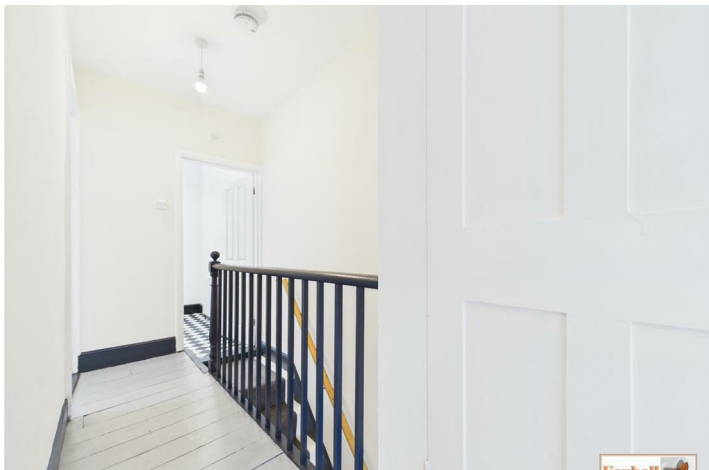
Enclosed to panel fencing the rear garden is mainly laid to gravel with a patio area, variety of mature trees and shrubs, wooden storage shed and gated side access round to the front of the property.

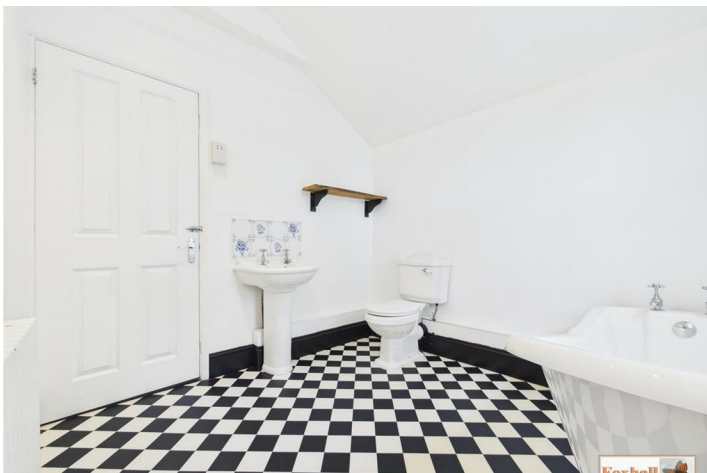
Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



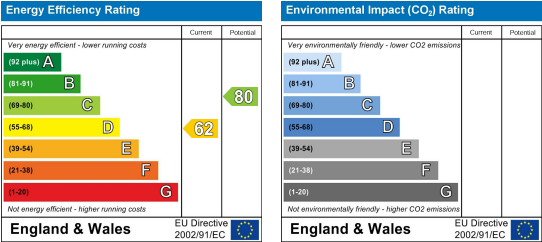
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.