Foxhall

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Regina Close

East Ipswich, IP4 5HG

Offers in excess of £250,000

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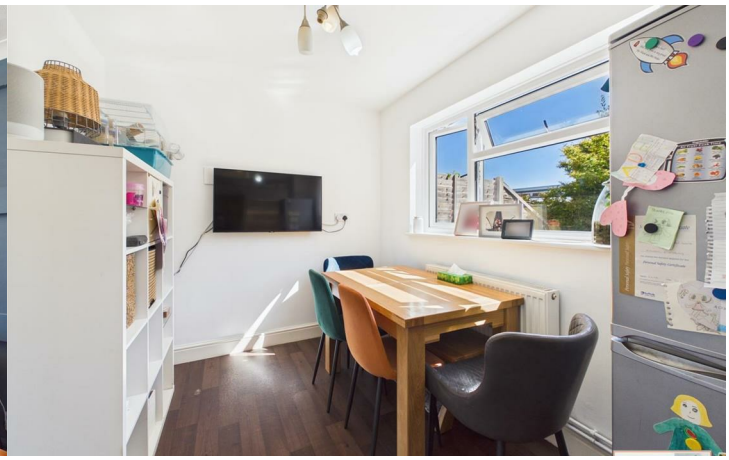

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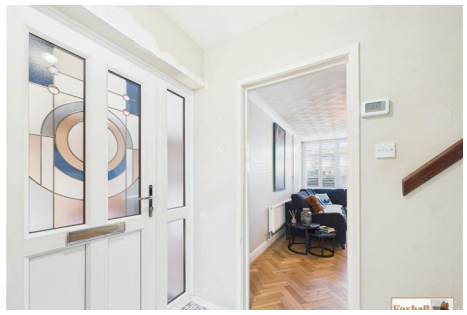


Front Garden
Generous block paved driveway suitable for parking multiple vehicles of different lengths and types. Carport with lockable outside shed. Pedestrian gate to rear garden and front door to property. Outside security light.

Hallway
UPVC part glazed front door with stained glass effect, door to kitchen/diner, door to lounge, generous cupboard under stairs for storage, tiled flooring and stairs rising to first floor. The current owners have already stripped the stairs to reveal the original wood.

Kitchen/Diner
11'8" (max) x 8'1" (max) (3.576 (max) x 2.469 (max))
Dining Area: Double glazed window to rear, radiator and vinyl flooring.

Kitchen Area: Double glazed window to rear and side with fitted blinds, UPVC part glazed door into the garden, comprising of wall and base units with cupboards and drawers under, roll top work surfaces over, space for free standing electric oven, extractor fan, splash-back tiling, vinyl flooring, space and plumbing for a washing machine.

Lounge
16'3" x 11'0" (4.964 x 3.364)
Recently modernised with a large double glazed picture window to front, double glazed window to side, panelled wall, radiator, solid wooden flooring and coving.

Landing
Doors to bedrooms one, two, three and the bathroom, airing cupboard housing the Vaillant combination boiler (approx 11 years old and is regularly serviced). The current owners have installed a further small set of stairs and landing area for storage or den purposes.

Bedroom One
11'11" x 10'11" (3.64 x 3.33)
Large double glazed window to front, radiator and carpet flooring. Modern metal industrial style clothes rail.

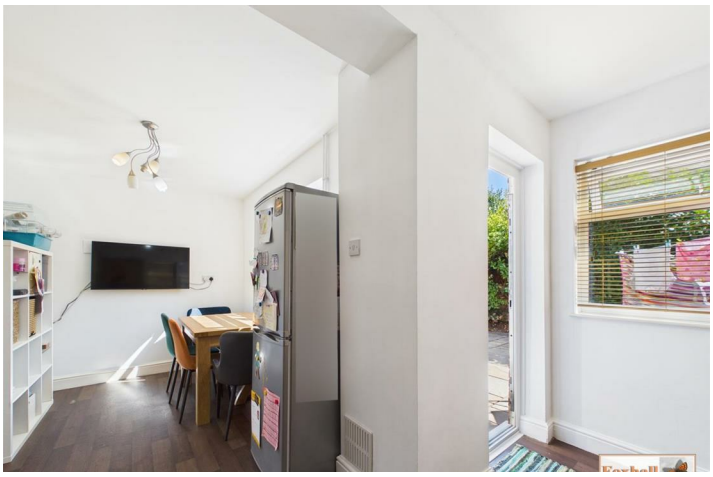
Bedroom Two
11'7" x 9'4" (3.55 x 2.87)
Access to loft (fully insulated with light). Double glazed window to front, radiator and carpet flooring.

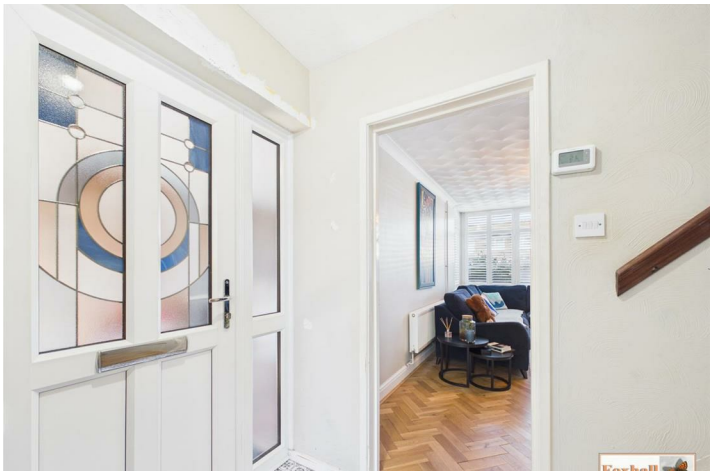
Bedroom Three
10'11" x 7'10" (3.33 x 2.4)
Double glazed window to rear, radiator and carpet flooring.

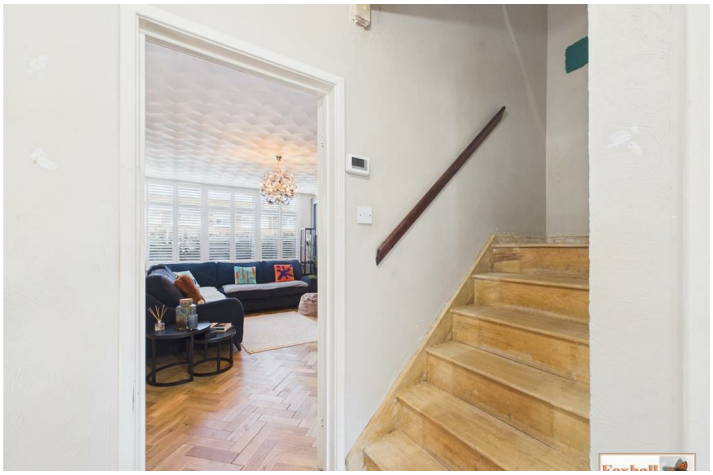
Bathroom
Panelled bath with shower over, pedestal wash hand basin, low flush W.C., fully tiled walls, vinyl flooring, obscure double glazed window to rear and a heated towel rail.

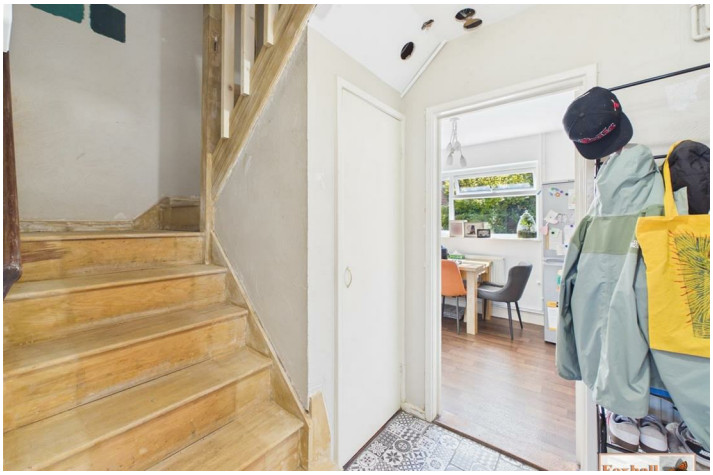
Rear Garden
Indian sandstone patio area suitable for alfresco dining, enclosed rear garden with hedge screening for seclusion and is unoverlooked, shed to stay on hardstanding, pathway with pedestrian gate through to the front garden and an outside tap.

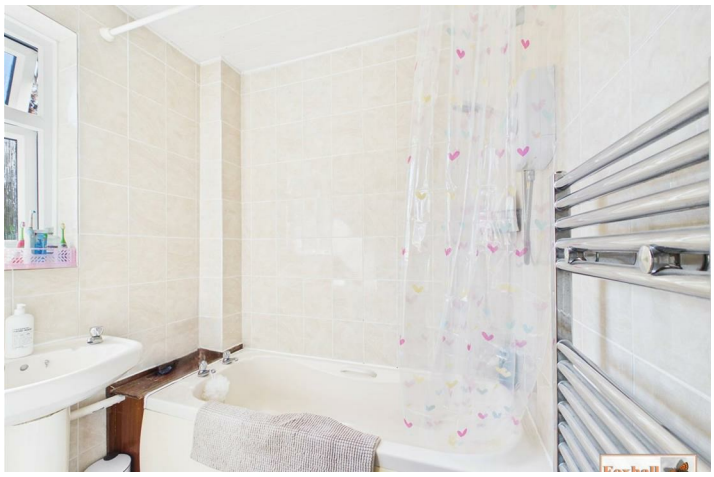
Agents Note
Tenure - Freehold
Council Tax Band - C











Foxhall

Road Map

Hybrid Map

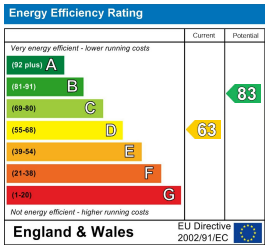
Terrain Map

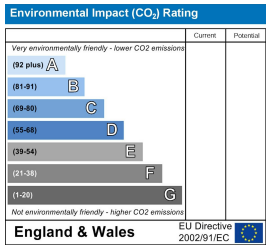
Floor Plan

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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