

Foxhall



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Foxhall Road

East Ipswich, IP3 8HR

Guide price £250,000



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Summary Continued

Situated in the popular East Ipswich within both Copleston High School and Clifford Road Primary School catchment areas, this is in an ideal location for a young family / first time buyer. There are plenty of shops, amenities, Ipswich Hospital, Rushmere Heath, doctors' and dental surgeries, Derby Road train station all within walking. Serviced by good bus routes and easy access by car to both Ipswich town and waterfront or A14 and a good number of larger shops, takeaways and restaurants.

In the valuer's opinion and early internal viewing is advised.

Front Garden

Driveway suitable for off-road parking for two cars leading to the garage and pedestrian gate to the rear garden and also the porch.

Porch

Carpet flooring, double glazed window to the side and rear, housing the Worcester wall mounted boiler which is regularly serviced, front door and power and lighting.

Front/Formal Lounge

14'6" x 12'1" (4.42m x 3.68m)

Two radiators, carpet flooring, coving, double glazed window to the front, feature electric fireplace with electric fire inset, aerial point, telephone point, bespoke cupboard either side of the chimney breast for storage, ceiling rose and door to the porch.

Lounge

13'5" x 10'5" (4.09m x 3.18m)

Carpet flooring, coving, double glazed window to the side, feature gas fireplace, radiator, stairs up to the first floor and door to the front lounge.

Dining Room

9'2" x 9'1" (2.79m x 2.77m)

Coving, carpet flooring, radiator, double glazed window to side, telephone point and archway through to the lounge.

Kitchen

11'9" x 9'3" (3.58m x 2.82m)

Comprising of wall and base units with cupboards and drawers under work surfaces over, Asterite 1 1/2 sink bowl drainer unit with a mixer tap over, double glazed window to the side, coving, radiator, tiled floor, tiled splash-back, space and plumbing for a washing machine, space for a under counter fridge or freezer, door to the bathroom and the dining room.

Lean to Utility Room

9'8" x 4'10" (2.95m x 1.47m)

Cupboards and worksurface over, space for a full height fridge freezer or a chest freezer and or dryer, glazed window to both sides, glaze window to the rear and power.

Bathroom

9'3" x 6'9" (2.82m x 2.06m)

Panelled bath with hot and cold taps, walk-in shower cubicle with electric Triton shower, low-flush W.C., pedestal wash hand basin, double glazed obscure window to the rear, extractor fan, wall mounted heater (not tested), two radiators, vinyl flooring, coving and splash-back tiling.

Landing

Doors to bedrooms one, two and three, carpet flooring and loft access which has a ladder.

Bedroom One

12'1" x 10'2" (3.68m x 3.10m)

Double glazed window to the front, radiator, carpet flooring, coving, double fitted wardrobe and bi-fold door to the en-suite.

En-Suite

7'8" x 2'6" (2.34m x 0.76m)

Shower cubicle with a Bristan electric shower, wash hand basin, low-flush W.C., vinyl flooring, splash-back tiling, double glazed obscure window to the side, extractor fan and light.

Bedroom Two

10'9" x 7'10" (3.28m x 2.39m)

Double glazed window to the rear, radiator, carpet flooring, double fitted wardrobe and coving.

Bedroom Three

9'3" x 7'8" (2.82m x 2.34m)

Step down into the room, double glazed window to the side, radiator, carpet flooring, built-in triple wardrobe and dressing table at the rear.

Rear Garden

52'5" x 21'11" (16 x 6.7)

Large patio area suitable for alfresco dining, pathway to the rear, mainly laid to lawn, fully enclosed, packed with mature shrubs, plants and bulbs, outside tap, shed to the rear, pedestrian access to the garage, access via a pedestrian gate to the driveway, access to the lean-to utility room and access to the kitchen.

Tandem Garage

33'1 x 10'7 (10.08m x 3.23m)

Two wooden vehicular access gates to the front, glazed window to the rear, two glazed window to the side, plenty of space for storage or vehicles and power and lighting.

Agents Notes

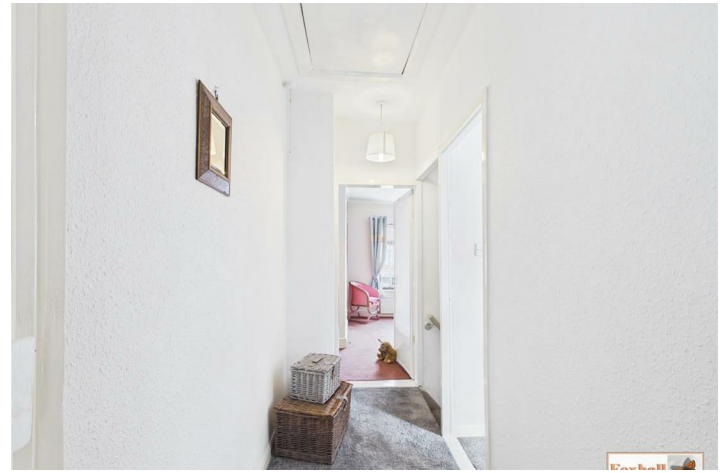
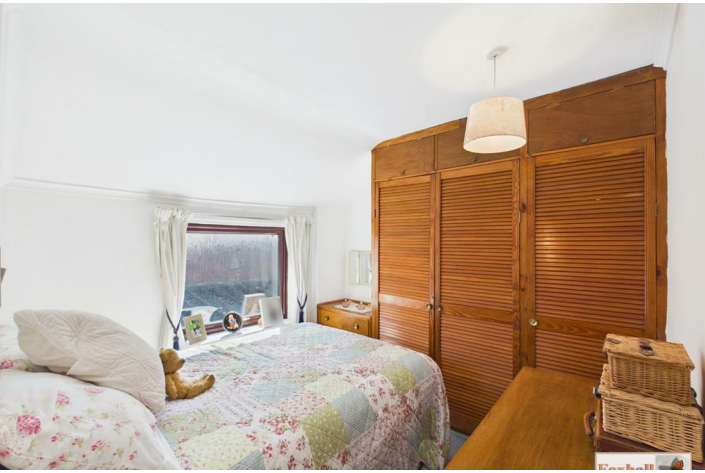
Tenure - Freehold

Council Tax Band - B

Subject to Probate









Road Map



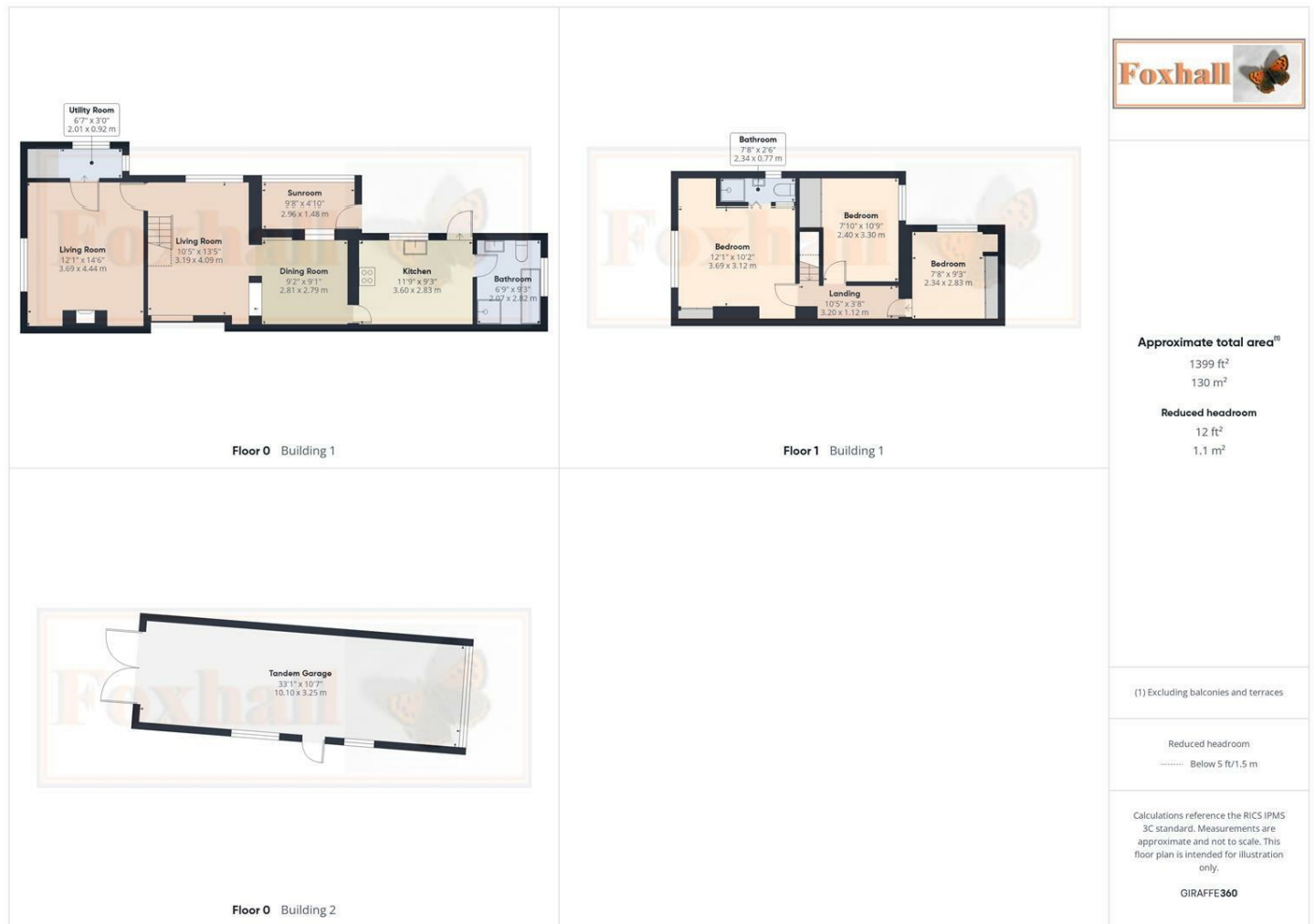
Hybrid Map



Terrain Map



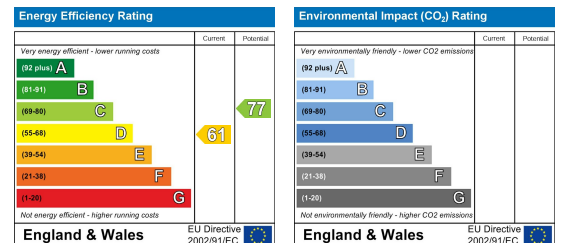
Floor Plan



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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