

# Foxhall



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## Philip Road

Close to Town Centre, Ipswich, IP2 8BQ

Asking price £280,000



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## Front Garden

Victorian style tiled floor pathway giving access to an exposed entrance porch with the remainder of the garden being landscaped stone and laurel hedging.

## Entrance Hallway

Entrance hall accessed via a entrance door with Stained glass, Victorian style tile effect flooring, stairs rising to the first floor with cupboard under, smooth ceiling and doors giving access to lounge, kitchen and dining room.

## Lounge

**12'2" x 10'10" (3.71m x 3.30m)**

UPVC double glazed bay sash window to front with bespoke shutters, feature fireplace with Victorian inset open fire, smooth ceiling, radiator, picture rail and carpeted flooring.

## Kitchen

**12'6" x 8'4" (3.81m x 2.54m)**

UPVC double glazed window to side, built-in range style oven with Stoves extractor hood over, Butler sink inset into a solid wood worksurface with Victorian style mixer tap and water filter below, cupboard housing Vaillant wall mounted boiler, Granite effect tile flooring, radiator, smooth ceiling with spotlighting and an arch giving access to the utility room.

## Utility Room

**7'6" x 5'7" (2.29m x 1.70m)**

UPVC double glazed door giving access to the rear garden, UPVC double glazed window to side, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, solid wood worktop with cupboards under and above, granite tile effect flooring and smooth ceiling with ornate lighting.

## Dining Room

**12'0" x 10'5" (3.66m x 3.18m)**

UPVC double double doors giving access to the rear garden, exposed and painted floorboards, radiator, feature fireplace with cast iron inset, smooth ceiling and picture rail. (Currently being used as a bedroom)

## Landing

Loft access, storage cupboard with further loft access and doors giving access to all bedrooms and the bathroom.

## Bedroom One

**14'9" x 10'11" (4.50m x 3.33m)**

UPVC double glazed bay sash window to front with bespoke shutters giving distant views of the Orwell Bridge, radiator, feature fireplace, part panelled walls, smooth ceiling and carpet flooring.

## Bedroom Two

**11'10" x 10'5" (3.61m x 3.18m)**

UPVC double glazed sash window to rear overlooking the garden, exposed and painted floorboards, smooth ceiling and a radiator.

## Bedroom Three

**8'6" x 7'0" (2.59m x 2.13m)**

UPVC double glazed sash window to rear with views over the garden, radiator, smooth coved ceiling and carpet flooring.

## Bathroom

**5'10" x 5'7" (1.78m x 1.70m)**

UPVC double glazed window to side, double glazed Velux skylight window to side, shaped and panelled bath with independent shower over and shower screening, pedestal wash hand basin, low-level W.C., block effect tiled walls Victorian style tile effect flooring, smooth ceiling with inset spotlighting, extractor fan and a radiator.

## Rear Garden

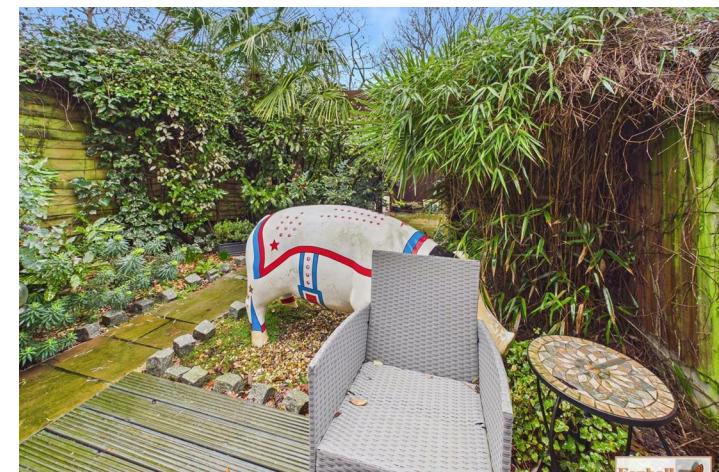
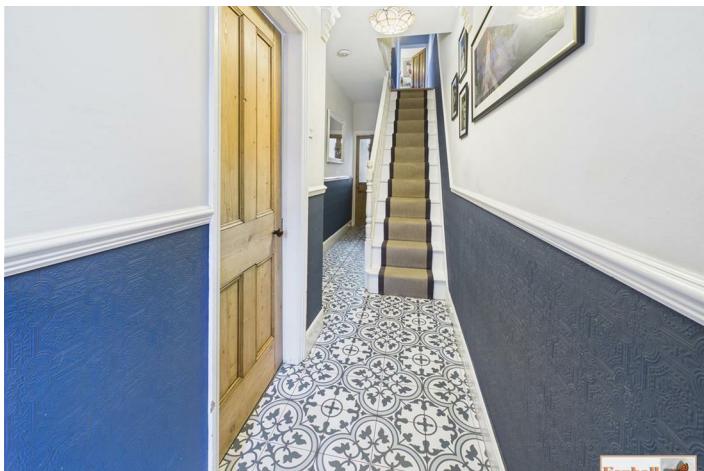
There are two rear gardens to the property the first commences with a decked patio area which leads to a landscape courtyard garden, with very mature trees and shrubs. A pergola and gated access to a shared communal access area. This intern leads to the second garden which commences with a decked patio area and artificial lawn area, a raised covered entertaining area with mature trees and shrub borders and a summerhouse to the rear.

## Agents Notes

Tenure - Freehold

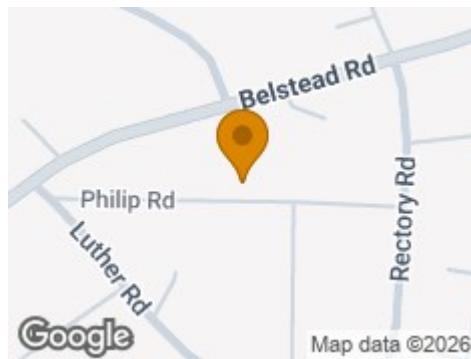
Council Tax Band - B



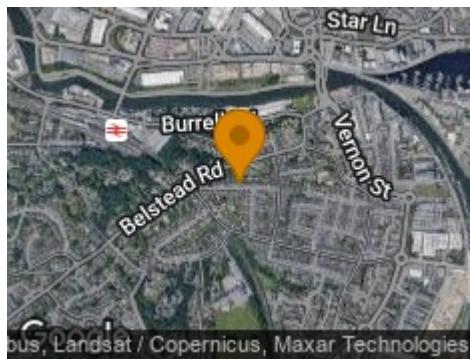




## Road Map



## Hybrid Map



## Terrain Map



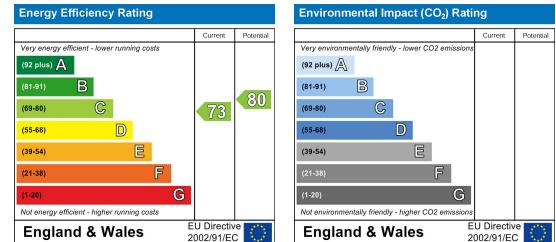
## Floor Plan



## 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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