

Foxhall



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Suffolk Road

Christchurch Park, Ipswich, IP4 2EZ

Offers in excess of £185,000



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Front Garden

Small front garden easy to maintain, Shared side pedestrian access for this property and one neighbouring property leading around to the rear with gate into the rear garden.

Lounge

11'8" x 10'11" (3.56m x 3.33m)

Double glazed entrance door to the lounge, attractive coal effect gas fire set into fireplace, double glazed window to front, stripped floorboards, coved ceiling and door to dining room.

Dining Room

11'8" x 11'0" (3.56m x 3.35m)

Victorian style fireplace, coved ceiling, stripped floorboards, double glazed door to outside and door to the rear hallway.

Rear Lobby

Stairs off to first floor with cupboard under and further door to the kitchen.

Kitchen

11'6" x 6'9" (3.51m x 2.06m)

Well fitted comprising 1 1/4 bowl single drainer sink with a mixer tap, good range of worksurfaces with drawers, cupboards under, wall mounted cupboards over, shelving, under counter double oven (new in January 2026), gas hob over and extractor hood above (not tested), spotlights, double glazed window to side, coved ceiling, integrated dishwasher, radiator, under counter fridge and freezer and obscure double glazed door outside.

Landing

Access to the loft via ladder, obscure window to the side of the stairs, radiator and doors to the bedrooms and bathroom.

Bedroom One

13'10" x 10'11" (4.22m x 3.33m)

Double glazed window to front, stripped floorboards, radiator, coved ceiling, single glazed arched window to front, Victorian style fireplace and built-in wardrobe/cupboard.

Bedroom Two

12'2" x 11'0" (3.71m x 3.35m)

Double glazed window to rear, stripped floorboards, radiator and coved ceiling.

Bathroom

10'3" x 7'9" (3.12m x 2.36m)

Panel bath with shower over, low-level W.C., pedestal wash hand basin with a mixer tap, radiator, cupboard housing Alpha Evoke 28 boiler and obscure double glazed window to rear.

Rear Garden

Enclosed by timber fencing with a low maintenance design with mature tree, decorative stones and flower borders, outside light (not tested) and access to the utility room.

Utility Room (Approached Externally)

Useful area at the back of the property with worksurface and appliance space under and shelving over.

Agents Notes

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



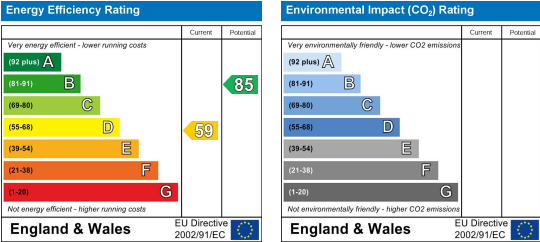
Floor Plan



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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