

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Spring Road

East Ipswich, IP4 5NQ

Offers in excess of £170,000



3



1



2



D



# Spring Road

East Ipswich, IP4 5NQ

Offers in excess of £170,000



## Front Garden

Laid with block paving with access to a gate leading down a passageway to the rear garden.

## Lounge

11'7" x 9'9" (3.53m x 2.97m)

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, coving, double glazed window facing the front, built-in storage cupboard which also houses the gas meter and the electrical consumer unit, radiator and a door into the mid lobby.

## Mid Lobby

2'8" x 2'2" (0.81m x 0.66m)

Access to the stairs and access to the dining room.

## Dining Room

11'8" x 9'11" (3.56m x 3.02m)

Double glazed UPVC door facing the rear, coving, under stairs storage cupboard with a smaller cubby hole cupboard next to it, radiator and a door into the kitchen.

## Kitchen

13'10" x 6'1" (4.22m x 1.85m)

Double glazed window facing the side, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, built-in oven, electric hob with a cooker hood above, space for a fridge freezer, tiled splash-back, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, coving, spotlights, tiled flooring, stainless steel heated towel rail and a door to the ground floor shower room.

## Ground Floor Shower Room

6'9" x 6'7" (2.06m x 2.01m)

Double glazed obscure window to the side, extractor fan, cupboard which houses the Ideal combi boiler, stainless steel heated towel rail, walk-in shower with

splash-back boarding, vanity unit which holds a wash hand basin with a mixer tap and a low-flush W.C. with splash-back boarding and tiled flooring.

## Landing

Doors to bedrooms one and two with an internal single glass obscure window facing bedroom one.

## Bedroom One

11'10" x 10'0" (3.61m x 3.05m)

Double glazed window facing the front, over stairs storage cupboard, coving and a radiator.

## Bedroom Two

11'9" x 10'0" (3.58m x 3.05m)

Double glazed window facing the rear, access to the loft, coving, radiator and a door to bedroom three.

## Bedroom Three

13'3" x 6'2" (4.04m x 1.88m)

Double glazed window facing the rear, coving and a radiator.

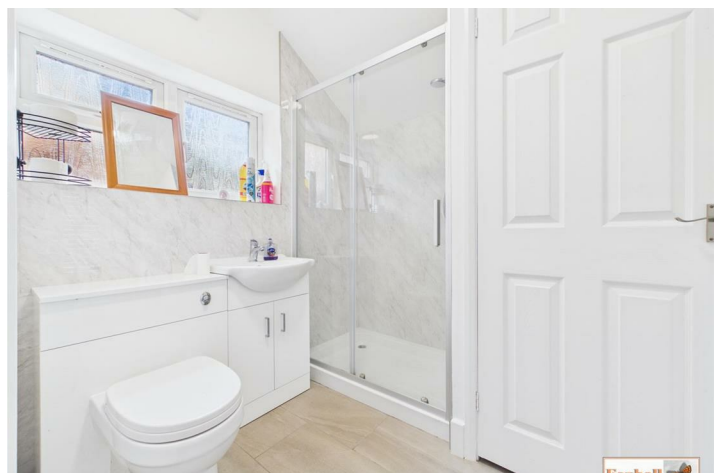
## Rear Garden

Fully enclosed north facing rear garden enclosed by panel fencing with an outside tap and a gate leading to the passageway giving you access to the front.

## Agents Notes

Tenure - Freehold

Council Tax Band - A





## Road Map



## Hybrid Map



## Terrain Map



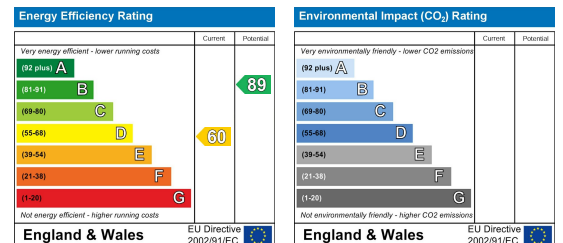
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.