

# Foxhall



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## Spring Road

East Ipswich, IP4 5ND

Asking price £200,000



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## Front Garden

Enclosed to half height brick wall the front garden is mainly block paved with shrub borders and path leading to the front door.

## Lounge

10'10 x 10'4 (3.30m x 3.15m)

Front aspect uPvc entrance door leading to lounge, front aspect double glazed window, attractive Victorian style fireplace, radiator, carpeted flooring, open through to;

## Dining Room

10'10 x 10'5 (3.30m x 3.18m)

Two under stairs storage cupboards, rear aspect double glazed window, radiator, carpeted flooring, open through to;

## Kitchen

10'5 x 6 (3.18m x 1.83m)

Kitchen comprising base and eye level units, rolled edge worktops with tiled splashbacks. Integrated electric oven and hob with extractor over, integrated stainless steel sink and drainer, space for a fridge/freezer, space for a washing machine, space for a slimline dishwasher, radiator, laminate flooring. Open through to;

## Rear Lobby

Side aspect frosted double glazed uPvc door into the garden, laminate flooring.

## Bathroom

6'4 x 6 (1.93m x 1.83m)

Panelled bath with Triton T70xr electric shower over, low level W.C., pedestal hand wash basin, radiator, side aspect frosted double glazed window, laminate flooring.

## First Floor Landing

Doors to both bedrooms, carpeted flooring.

## Bedroom One

10'11 x 10'5 (3.33m x 3.18m)

Front aspect double glazed window, radiator, carpeted flooring.

## Bedroom Two

10'11 x 10'5 (3.33m x 3.18m)

Rear aspect double glazed window, over stairs storage cupboard, radiator, carpeted flooring.

## Rear Garden

Enclosed to panel fencing the rear garden is mainly laid to lawn with a patio area and path leading to the rear. There is a wooden storage shed at the rear of the garden.

## Parking

There is plenty of on street parking available nearby.

## Agents Notes

Tenure - Freehold

Council Tax Band - A

The rear garden has a pedestrian right of access across the garden for neighbouring properties.

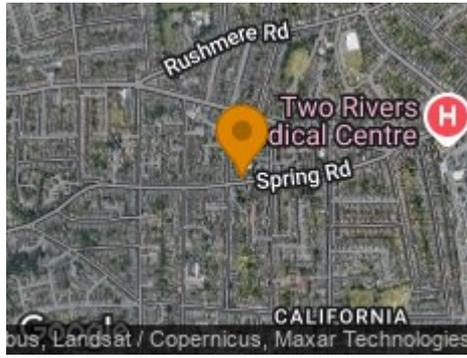




## Road Map



## Hybrid Map



## Terrain Map



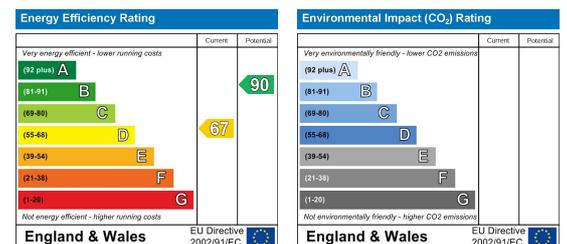
## Floor Plan



## 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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