

# Foxhall



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## Wards View

Kesgrave, Ipswich, IP5 2PW

Offers in the region of £220,000



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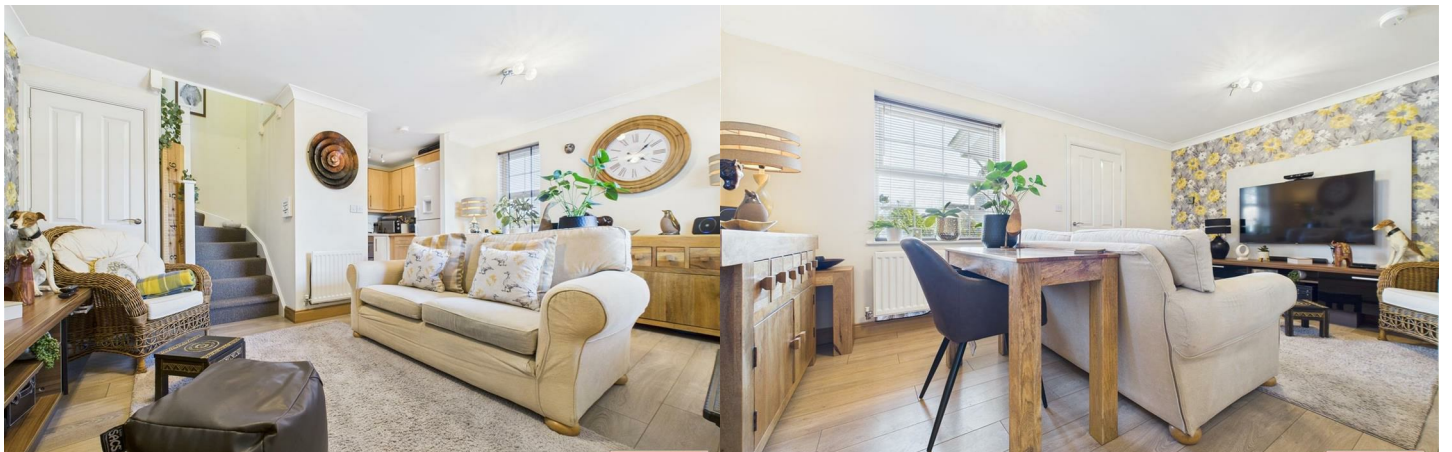
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# Wards View

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## Front Garden

The garden is mainly laid to lawn with a mature shrub/flower border. There is a path to the front door, a seating area and outside tap.

## Entrance Hallway

Doors to the Lounge/Diner and downstairs W.C., Laminate flooring.

## W.C.

Low level W.C., pedestal wash basin, radiator, side aspect frosted double glazed window, half tiled walls, laminate flooring.

## Lounge/Dining Area

15'9" x 15'7" (4.82 x 4.77)

Front and side aspect double glazed windows, under stairs cupboard, stairs to the first floor, radiator, laminate flooring.

## Kitchen

Base and eye level units, square edge work tops, integrated electric oven, gas hob and stainless steel extractor over, integrated dishwasher, integrated stainless steel sink and drainer, space for a fridge/freezer, space for a washing machine. Tiled walls, tiled flooring.

## Landing

Doors to both bedrooms, the bathroom and the airing cupboard, loft access with drop down ladder, carpeted flooring.

## Bedroom One

10'0" x 8'9" (3.05 x 2.68)

Front and side aspect double glazed windows, built in wardrobes, radiator, carpeted flooring.

## Bedroom Two

10'3" x 6'9" (3.13 x 2.07)

Front and side aspect double glazed windows, radiator, carpeted flooring.

## Bathroom

Panel bath with stainless steel mixer shower over, enclosed cistern W.C. and hand wash basin into vanity unit. Heated towel rail, extractor fan, part tiled walls, vinyl flooring.

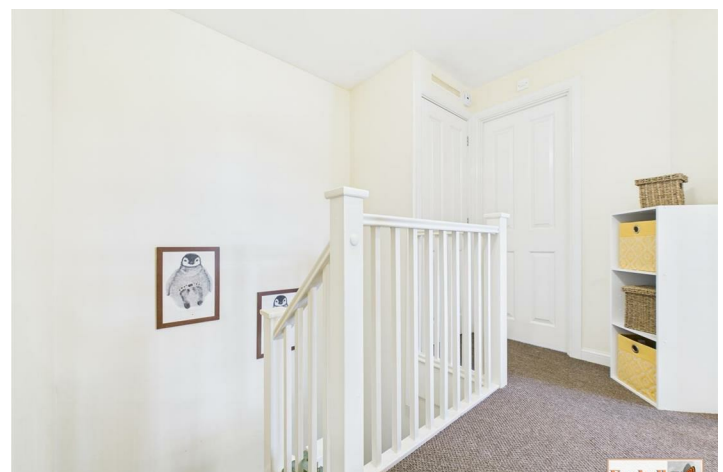
## Parking

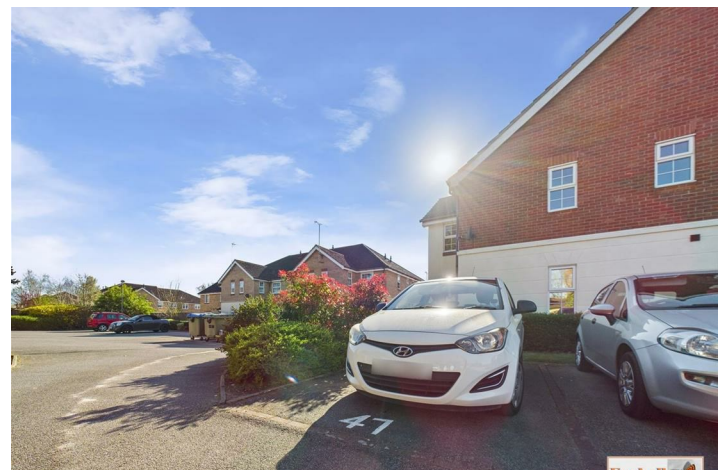
There is one allocated parking space directly outside the house, ten visitor spaces and further unrestricted parking on the road.

## Agents Note

Tenure - Freehold  
Council Tax Band - B

There is a £20 a month estate/maintenance charge which covers the communal/parking areas. This is currently paid twice yearly.





## Road Map



## Hybrid Map



## Terrain Map



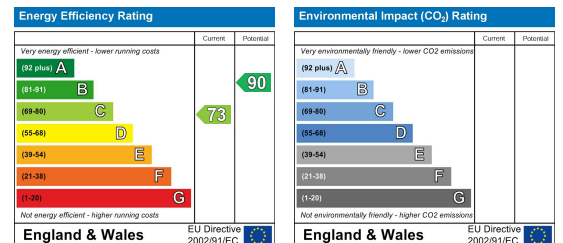
## Floor Plan



## 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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