

# Foxhall



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## Turner Road

South East Ipswich, IP3 0LX

Price £220,000



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## Front Garden

Off-road parking for two cars comfortably via hardstanding concrete and stone shingle driveway accessible via a dropped kerb with pathway leading to the front door and a further pathway giving you access down the side of the property leading to the rear garden.

## Entrance Hallway

Giving you access to the stairs, radiator, laminate flooring and a door into the lounge.

## Lounge

13'10" x 12'11" (4.22m x 3.94m)

Double glazed window facing the front, laminate flooring, understairs cupboard, radiator, an electric fire on a stone base and stone background with a wooden mantle and a door into the kitchen.

## Kitchen

Double glazed window facing the rear, double glazed obscure UPVC door facing the rear going out into the rear garden, wall and base fitted units with cupboards and drawers, space for a oven with a cooker hood above, space and plumbing for a washing machine, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, wall mounted extractor fan, tiled splash-back, laminate flooring, radiator, space for a fridge freezer and a door into the bathroom.

## Bathroom

Double glazed obscure window to the rear and side, radiator, fully tiled walls and flooring, low-flush W.C., pedestal wash hand basin with hot and cold taps, panel bath with hot and cold taps and an electric shower over.

## Landing

Access to the loft which is just insulated and doors to bedrooms one, two and three.

## Bedroom One

Double glazed window facing the front, feature fireplace, radiator, laminate flooring and a storage cupboard which houses the combi Baxi boiler is roughly seven years old and has a regular service history.

## Bedroom Two

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

## Bedroom Three

Double glazed window facing the rear, radiator and laminate flooring.

## Rear Garden

Westerly facing fully enclosed rear garden with a large hardstanding concrete patio area offering an outside tap, a shed, mostly laid to lawn with grass either side of a pathway leading to the end of the garden and a gate to the side of the property giving you access to the front garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



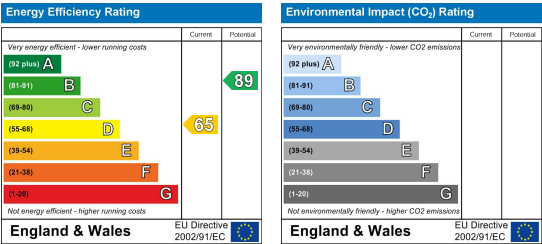
Floor Plan



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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