

Foxhall



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Sandpiper Road

South West, Ipswich, IP2 9HU

Offers in excess of £210,000



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Front Garden

Enclosed to brick wall the front garden provides off road parking for one vehicle with the remainder being laid to shingle. There is a path leading to the front door and gated side access to the rear garden.

Entrance Hallway

Doors to the lounge and kitchen, understairs storage cupboard, stairs to the first floor, radiator and laminate flooring

Lounge

13'3" x 12'0" (4.05 x 3.68)

Front aspect double glazed window, feature fireplace, radiator and laminate flooring.

Kitchen / Diner

16'2" x 8'1" (4.93m x 2.46m)

Base and eye-level units, rolled edge worktops, tiled splash-back, space for a freestanding oven and hob, space for a fridge freezer, integrated stainless steel sink and drainer, rear aspect double glazed window, rear aspect UPVC door into the garden, side aspect door to the utility cupboard, door to an additional storage cupboard and tiled flooring.

Landing

Doors to all bedrooms, the bathroom and the separate W.C., carpeted flooring.

Bedroom One

12'0" x 11'9" (3.68 x 3.59)

Front aspect double glazed window, radiator and carpeted flooring.

Bedroom Two

13'1" x 8'4" (3.99m x 2.54m)

Rear aspect double glazed windows, airing cupboard, loft hatch and carpeted flooring.

Bedroom Three

9'4" x 8'7" (2.86 x 2.62)

Front aspect double glazed window, overstairs storage cupboard and carpeted flooring.

Bathroom

5'5" x 5'2" (1.65m x 1.57m)

Panel bath with stainless steel Mira Atom shower over, pedestal wash hand basin, towel rail. rear aspect frosted double glazed window, half tiled walls and tiled flooring.

Separate W.C.

5'1" x 2'6" (1.56 x 0.77)

Low-level W.C., rear aspect frosted double glazed window, half tiled walls and tiled flooring.

Rear Garden

Circa 100ft in length the rear garden is mainly laid to lawn with a variety of mature trees, shrubs and flower beds. There is an area laid to decking along with both brick and wooden storage sheds.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



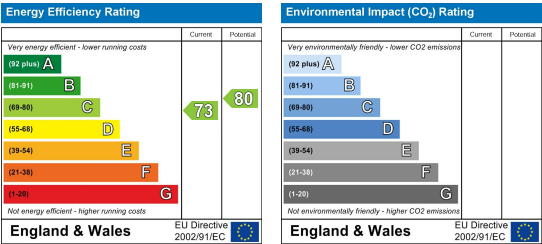
Floor Plan



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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