

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



**Kemball Street**

**East Ipswich, IP4 5EB**

**Asking price £225,000**



# Kemball Street

East Ipswich, IP4 5EB

**Asking price £225,000**



The whole property is well presented throughout and would make a superb purchase for either a first time buyer or a family home taking into account the spacious accommodation on offer.

Kemball Street is ideally positioned within 10 minutes walk to a selection of local shops, facilities and Tesco mini supermarket. Copleston High school and Britannia Primary school are within a 15 minute walk away. Bus stops on both Foxhall Road and Spring Road are only a five minute walk away which leads both into town and in the Woodbridge and Felixstowe directions.

## Front Garden

Front garden is a concreted driveway (no dropped kerb) which provides space for the parking of one average length vehicle and outside lighting.

## Entrance Porch

Brick built entrance porch with pitched tiled roof and a window to side.

## Lounge / Diner

Easterly facing picture window to front running the full front to back with window to rear overlooking the garden, fireplace surround in dining area, large radiator and door to a very spacious handy under stairs storage cupboard.

## Kitchen/ Utility Area

Modern replacement fitted kitchen with integrated Hotpoint double oven/grill, AEG induction hob and a contemporary style extractor fan, integrated dishwasher and washing machine. Some of these appliances may be remaining. 1 1/2 bowl polycarbonate sink with mixer taps and an excellent selection of base level cupboards and drawers and eye-level units, corner cupboard integrating a Worcester boiler, radiator, laminate flooring, a picture window to side with fitted blinds, recessed

ceiling spotlights and an utility area which is an extremely handy additional space with a large recess big enough for a good sized fridge freezer, recessed ceiling spotlights and this leads to the rear lobby which has a double glazed door leading out into the garden.

## Ground Floor Bathroom

Modern bathroom suite comprising P shaped bath with shower over, fully tiled walls in bath/shower area, vanity unit wash hand basin with cupboards beneath, separate W.C., window to front which is southerly facing making this a very bright and sunny room for most of the day, recessed ceiling spotlights, extractor fan and a contemporary style chrome heated towel rail.

## Landing

Good sized access to loft space and recessed ceiling spotlights and a handy recess on the landing ideal for a double wardrobe or cupboard.

## Bedroom One

Very good sized main bedroom running the full width of the property with two windows to front making this very light and sunny room and a radiator.

## Bedroom Two

Radiator and window to rear.

## Bedroom Three

Radiator and window to front with nice views over the garden.

## Rear Garden

Good sized garden fully enclosed by good condition panel fencing making it ideal for anyone with young children or dogs. The garden is largely laid to lawn and commences with a patio area, it's westerly facing therefore gets a good deal of sun from lunchtime onwards. The patio is an absolute suntrap in the afternoons and ideal for sitting out having an afternoon

cuppa or glass of wine. from the immediate rear there is a good sized timber shed 8'x 8' with pitched roof. Access is obtained to the property via a passageway that leads to the rear of the rear garden.

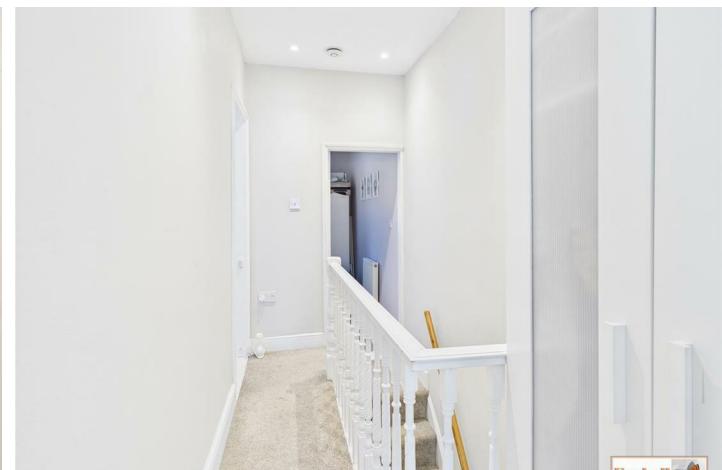
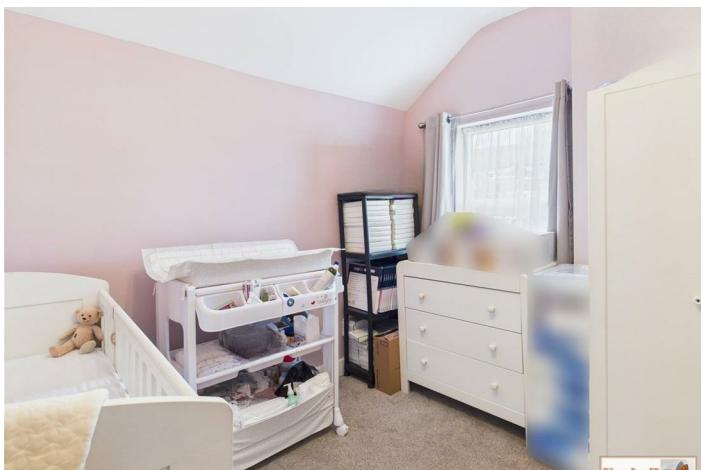
### Agents Notes

Tenure - Freehold

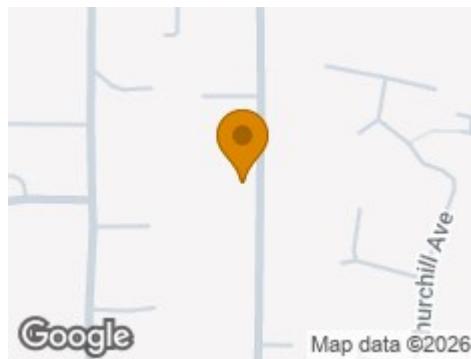
Council Tax Band - B

\*Please Note there is no dropped kerb as such but the kerb at this point in the road is quite low, although this isn't an official car park space the current owners have had no issues.

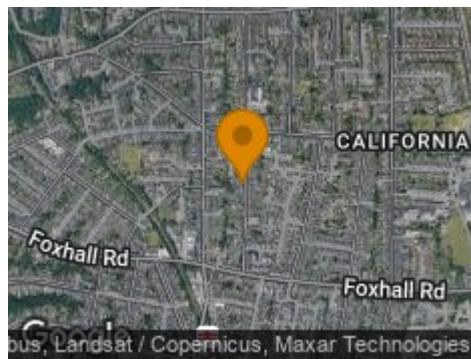




## Road Map



## Hybrid Map



## Terrain Map



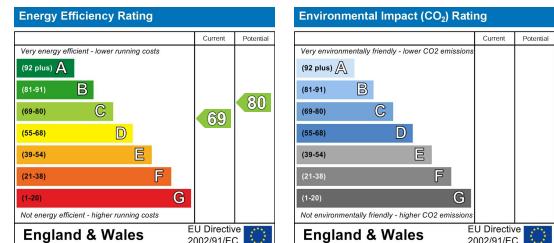
## Floor Plan



## 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.