

Foxhall



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Regina Close

East Ipswich, IP4 5HG

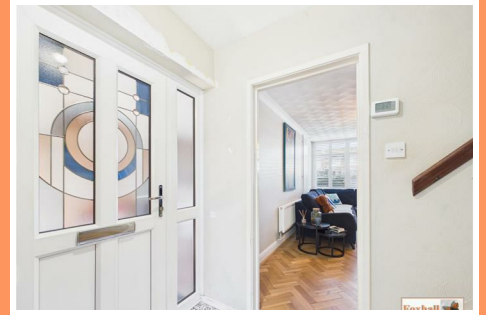
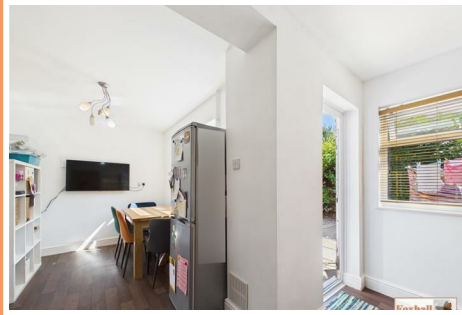
Guide price £260,000



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Front Garden

Generous block paved driveway suitable for parking multiple vehicles of different lengths and types. Carport with lockable outside shed. Pedestrian gate to rear garden and front door to property. Outside security light.

Hallway

UPVC part glazed front door with stained glass effect, door to kitchen/diner, door to lounge, generous cupboard under stairs for storage, tiled flooring and stairs rising to first floor. The current owners have already stripped the stairs to reveal the original wood.

Kitchen/Diner

11'8" (max) x 8'1" (max) (3.576 (max) x 2.469 (max))

Dining Area: Double glazed window to rear, radiator, vinyl flooring.

Kitchen Area: Double glazed window to rear and side with fitted blinds, UPVC part glazed door into the garden, comprising of wall and base units with cupboards and drawers under, roll top work surfaces over, space for free standing electric oven, extractor fan, splash-back tiling, vinyl flooring, space and plumbing for a washing machine.

Lounge

16'3" x 11'0" (4.964 x 3.364)

Recently modernised with a large double glazed picture window to front, double glazed window to side, panelled wall, radiator, solid wooden flooring and coving.

Landing

Doors to bedrooms one, two, three and bathroom, airing cupboard housing the Vaillant combination boiler (approx 11 years old and is regularly serviced). The current owners have installed a further small set of stairs and landing area for storage or den purposes.

Bedroom One

11'11" x 10'11" (3.64 x 3.33)

Large double glazed window to front, radiator and carpet flooring. Modern metal industrial style clothes rail.

Bedroom Two

11'7" x 9'4" (3.55 x 2.87)

Access to loft (fully insulated with light). Double glazed window to front, radiator and carpet flooring.

Bedroom Three

10'11" x 7'10" (3.33 x 2.4)

Double glazed window to rear, radiator and carpet flooring.

Bathroom

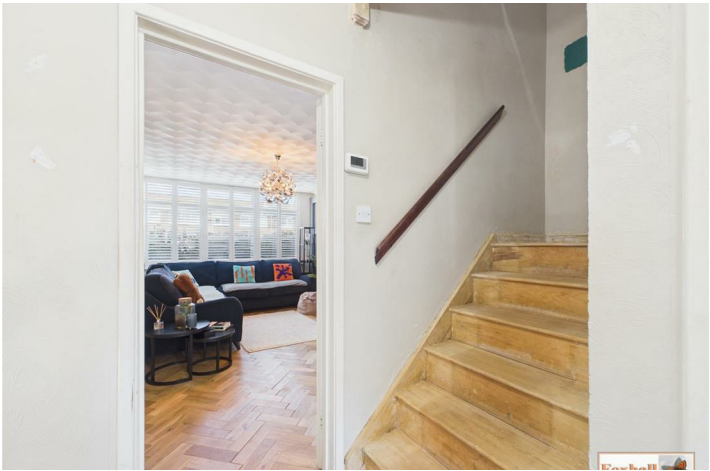
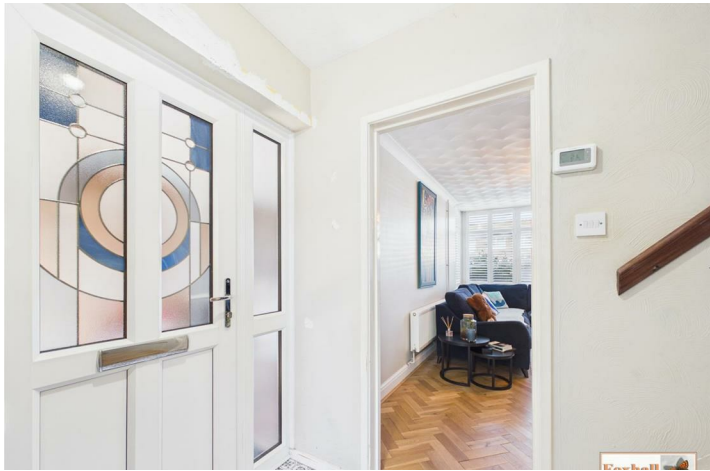
Panelled bath with shower over, pedestal wash hand basin, low flush W.C., fully tiled walls, vinyl flooring, obscure double glazed window to rear and heated towel rail.

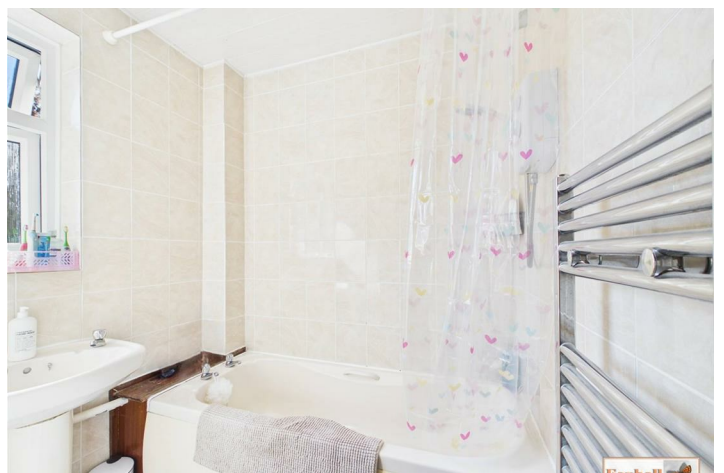
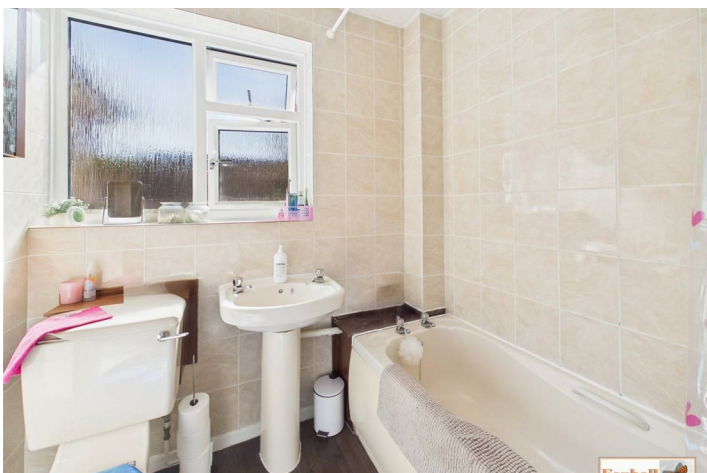
Rear Garden

Indian sandstone patio area suitable for alfresco dining, enclosed rear garden with hedge screening for seclusion and is unoverlooked, shed to stay on hardstanding, pathway with pedestrian gate through to the front garden and outside tap.

Agents Note

Tenure - Freehold
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



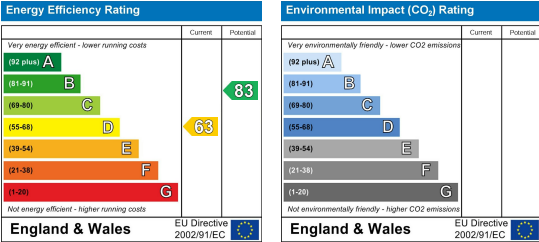
Floor Plan



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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