

# Foxhall



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## Elmers Lane

Kesgrave, Ipswich, IP5 2GW

Asking price £240,000



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## Front Garden

Pathway providing access to the entrance door with the remainder laid to decorative stone and allocated parking.

## Entrance Hallway

Accessed via an entrance door, textured ceiling, radiator, carpeted flooring and doors giving access to.

## Lounge

13'8" x 12'11" (4.17m x 3.94m)

UPVC double glazed window to rear overlooking the garden, UPVC double glazed door giving access to the garden, textured ceiling, two radiators, stairs rising to the first floor with storage cupboard under and carpeted flooring.

## Kitchen

12'9" x 10'5" (3.89m x 3.18m)

UPVC double glazed window to front, space for an American style fridge freezer, built-in Indesit oven, built-in four ring burner gas hob, extractor fan, textured ceiling with spotlighting, space and plumbing for a washing machine, wall mounted Worcester boiler, tiled splash-backs, single drainer stainless steel sink unit with a mixer tap inset into a roll-edged worksurface with cupboards and drawers under and matching above, radiator and wood effect vinyl flooring.

## Landing

Textured ceiling with spotlighting, loft access which is part boarded, doors giving access to both bedrooms and the bathroom and carpeted flooring.

## Bedroom One

12'10" x 10'8" (3.91m x 3.25m)

UPVC double glazed window to front, textured ceiling, carpeted flooring, radiator and storage cupboard.

## Bedroom Two

10'5" x 6'10" (3.18m x 2.08m)

UPVC double glazed window to the rear overlooking the garden, textured ceiling, radiator and carpeted flooring.

## Bathroom

7'4" x 5'7" (2.24m x 1.70m)

UPVC double glazed window to rear, low-level W.C., pedestal wash hand basin, shaped and panel bath with mixer taps and independent shower over, part tiled walls, radiator, tile effect vinyl flooring, textured ceiling and extractor fan.

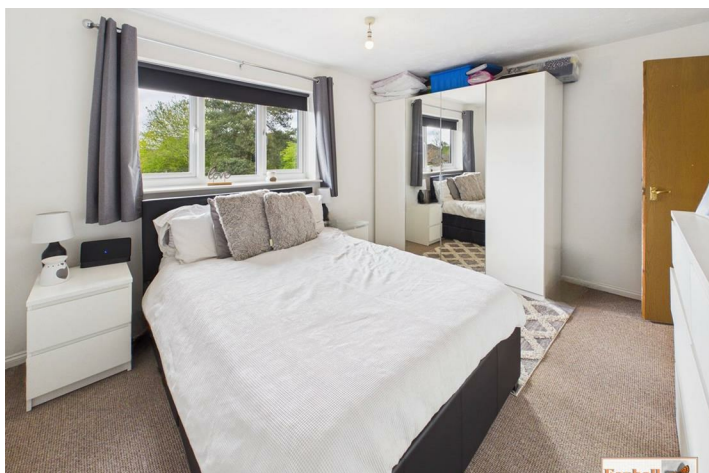
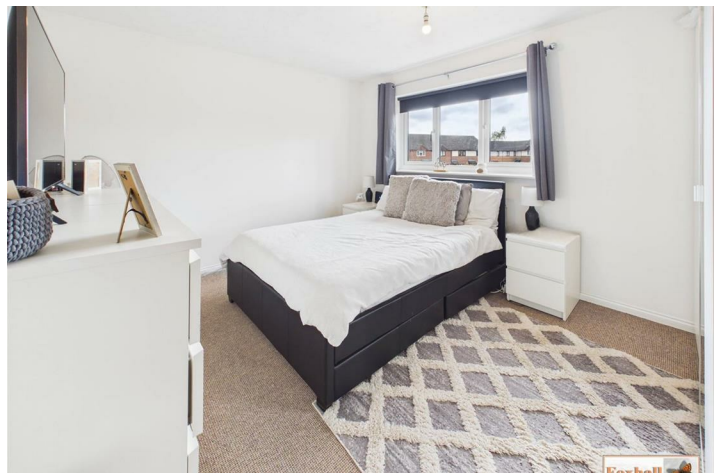
## Rear Garden

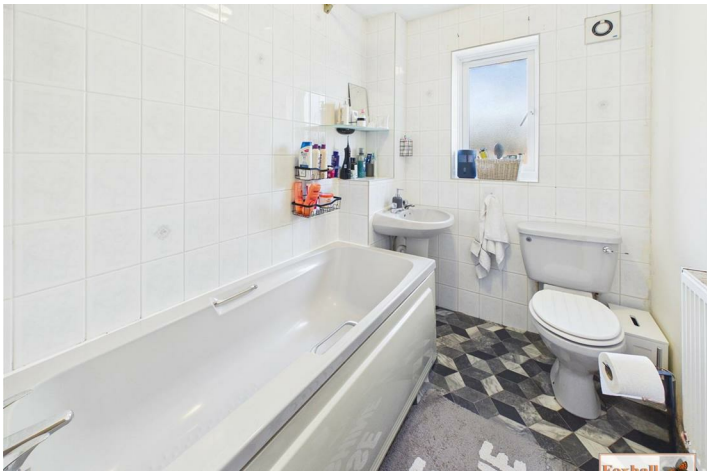
Commences with a paved patio area, lawned area, enclosed by fencing, gated rear access, timber shed and outdoor lighting.

## Agents Notes

Tenure - Freehold

Council Tax Band - B





## Road Map



## Hybrid Map



## Terrain Map



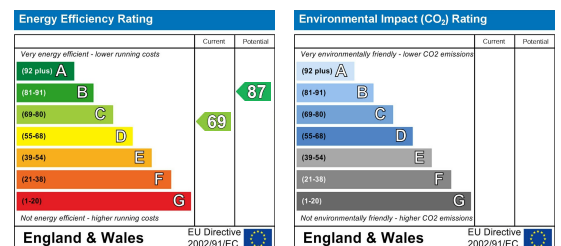
## Floor Plan



## 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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