

# Foxhall



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## Bernard Crescent

South East, Ipswich, IP3 9LJ

Guide price £210,000



3



1



2



F



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## Front Garden

Off-road parking for one car comfortably via hardstanding concrete leading to the garage. It is a very well maintained front garden with flowerbed and shingle borders, a pathway to the front door and a gate to the side leading to the rear garden.

## Entrance Hall

Entry via a double glazed door facing the front and a double glazed obscure window above, electric radiator, access to the stairs, there is an open understairs storage space with a double glazed window facing the side and lighting and doors to the lounge and the kitchen.

## Lounge

13'0" x 10'10" (3.96m x 3.30m)

Mixture of double glazed and single glazed windows facing the front via a bay window and some secondary glazing, storage heater, coving, wall lights, a glass sliding serving hatch splitting the kitchen and the lounge and a feature tiled fireplace with electric fire.

## Kitchen

12'2" x 9'7" (3.71m x 2.92m)

Wall and base fitted units with cupboards and drawers, double stainless steel drainer unit with a sink and hot and cold taps, a double glazed window facing the rear, wooden door with a single glazed window facing the rear going out into the sunroom, electric radiator, laminate flooring, tiled splash-back and a door into the bathroom.

## Bathroom

5'4" x 3'11" (1.63m x 1.19m)

Double glazed obscure window facing the rear, wall mounted wash hand basin with hot and cold taps, panel bath with hot and cold taps and an electric shower over, electric stainless steel heated towel rail, half tiled walls and a wall mounted heater.

## Sunroom

10'0" x 5'9" (3.05m x 1.75m)

Single glazed windows facing the rear, single glazed obscure door going out into the rear garden, there is a plastic pitched roof, door to a storage cupboard and a door to the W.C. and lino flooring.

## W.C

Double glazed obscure window facing the rear and a low-flush W.C.

## Landing

A double glazed obscure window facing the side, access to the loft and doors to bedrooms one, two and three.

## Bedroom One

14'0" x 10'4" (4.27m x 3.15m)

Mixture of double glazed and single glazed windows with secondary glazing facing the front, built-in wardrobes which house a water tank, wall mounted electric heater and high picture rails.

## Bedroom Two

10'2" x 9'7" (3.10m x 2.92m)

Double glazed windows facing the rear and high picture rails.

## Bedroom Three

7'3" x 6'5" (2.21m x 1.96m)

Double glazed window facing the rear, coving and an electric wall mounted radiator.

## Rear Garden

Fully enclosed south facing rear garden mostly laid to lawn with a patio area, pathways, flowerbed and shrub borders, access to a shed, outside tap, fully enclosed via panel fencing and a passageway leading to the access to the garage and a gate leading to the front garden.

## Garage

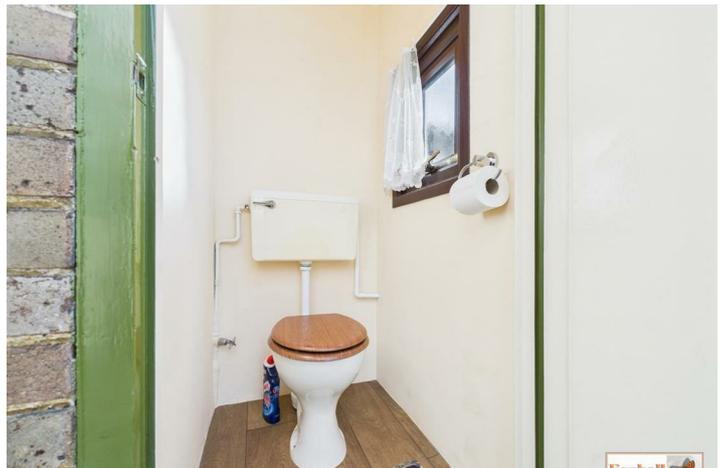
Power and lighting, manual up and over door, single glazed obscure windows to the rear and side and a door to the side going out into the garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



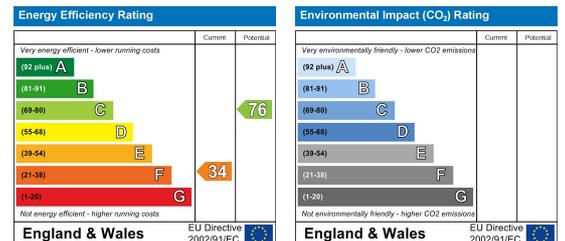
## Floor Plan



## 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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