

# Foxhall



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## Hatfield Road

East Ipswich, IP3 9AF

Asking price £150,000



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POPULAR EAST IPSWICH LOCATION - BLOCK PAVED DRIVEWAY - PRIVATE REAR GARDEN - TWO DOUBLE BEDROOMS - CHARACTER FEATURES

\*\*\* Foxhall Estate Agents\*\*\* are delighted to offer for sale this deceptively spacious two double bedroom first floor maisonette situated on the ever popular East side of Ipswich. The property is within walking distance of multiple shops, amenities and green spaces and offers easy access into and out of town via Felixstowe and Nacton Roads.

The property itself comprises of an entrance hallway with stairs leading to the first floor, hallway, large bay fronted lounge, kitchen, bathroom and two double bedrooms. To the front there is a block paved driveway and to the rear a secure private garden with access via wooden stairs from property and through shared gated access to the side of property.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

## Front Garden

Block paved driveway leading to a storm porch there is an electric car charging port and front aspect door into the entrance hallway.

## Entrance Hallway

Stairs to the first floor and laminate flooring.

## Lounge

17'8" x 12'8" (5.38m x 3.86m)

Front aspect double glazed bay window, front aspect double glazed window, radiator and carpet flooring.

## Kitchen

8'5" x 8'3" (2.57m x 2.51m)

Base and eye-level units, rolled edge worktops with tiled splash-backs, integrated electric oven and gas hob, integrated stainless steel sink and drainer, space for a fridge freezer, space for a washing machine, space for a tumble dryer, side aspect double glazed window, wall mounted Baxi boiler and laminate flooring.

## Bedroom One

12'7" x 11'5" (3.84m x 3.48m)

Rear aspect door to the garden, feature fireplace, radiator and carpet flooring.

## Bathroom

8'4" x 4'11" (2.54m x 1.50m)

Panel bath with stainless steel mixer taps and handheld shower attachment, pedestal hand wash basin, low-level W.C., stainless steel towel rail, side aspect frosted window and lino flooring.

## Bedroom Two

12'7" x 11'10" (3.84m x 3.61m)

Rear aspect double glazed window to rear, radiator and carpet flooring.

## Rear Garden

Enclosed to panel fencing, the garden is mainly laid to lawn with a further gravel area and wooden balcony. There is a store shed at the rear of the garden and gated access round to the front of the property.

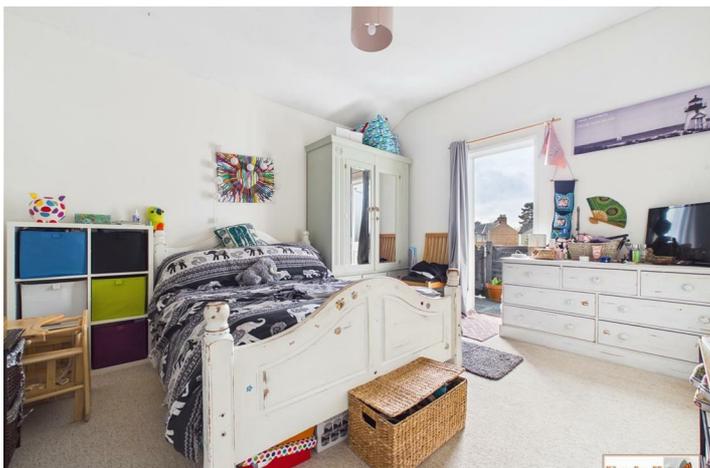
## Agents Notes

Tenure - Freehold

Council Tax Band - A

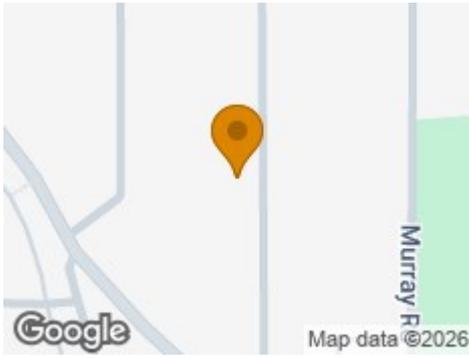
Current owner holds the Freehold for the building as well as owning the Leasehold for the first floor maisonette.

The downstairs flat is on a long lease with a peppercorn ground rent. Buildings insurance (landlord policy required) which is split between freeholder and lease holder.

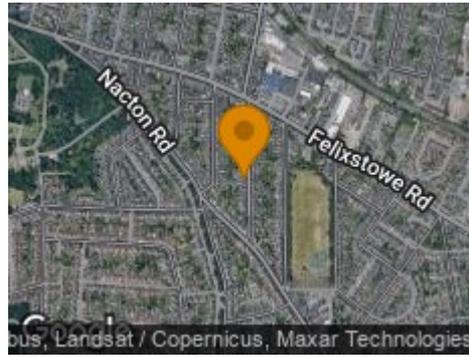




## Road Map



## Hybrid Map



## Terrain Map



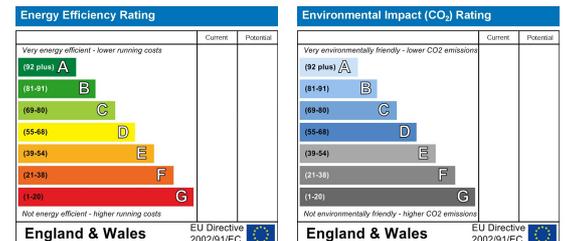
## Floor Plan



## 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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