

Foxhall



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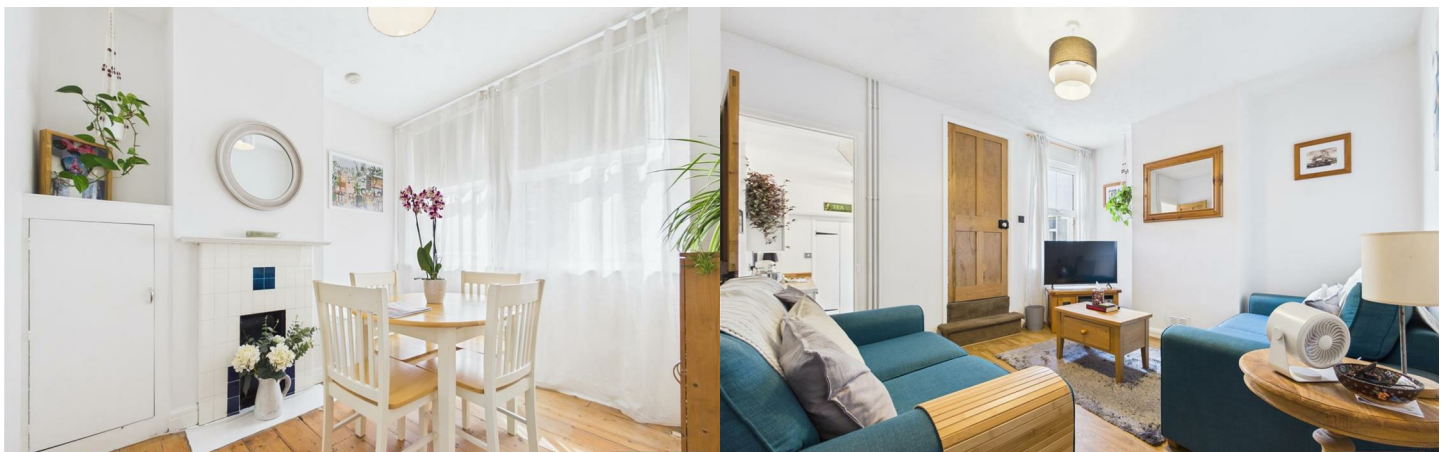
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Wallace Road

North West, Ipswich, IP1 5DD

Asking price £175,000



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Front Garden

Enclosed to half height fencing, the garden is mainly laid to shingle with a pathway to the front door.

Entrance Hallway

Rear aspect door to the lounge, side aspect door to the dining room and laminate flooring.

Dining Room

9'3" x 8'9" (2.84 x 2.67)

Two front aspect double glazed windows, feature fireplace, built-in storage cupboard, radiator and wooden flooring.

Lounge

12'0" x 10'11" (3.67 x 3.35)

Rear aspect door to the kitchen, stairs to the first floor, rear aspect double glazed window, radiator and laminate flooring.

Kitchen

11'5" x 7'6" (3.50 x 2.30)

Base and eye-level units with rolled edge worktops, integrated electric oven and hob with extractor over, integrated ceramic sink and drainer, space for a washing machine, two side aspect double glazed windows, rear aspect UPVC double glazed frosted door to the garden, rear aspect door to the pantry cupboard, radiator and laminate flooring.

Pantry

4'8" x 4'6" (1.43 x 1.38)

Side aspect double glazed window, space for a fridge freezer with built-in shelving.

Landing

Doors to both bedrooms and the bathroom, loft access and carpeted flooring.

Bedroom One

12'0" x 9'10" (3.67 x 3.01)

Two front aspect double glazed windows, feature fireplace, radiator and carpeted flooring.

Bedroom Two

9'2" x 9'1" (2.80 x 2.79)

Rear aspect double glazed window, feature fireplace, built-in storage cupboard which also houses the Vaillant boiler, radiator and carpeted flooring.

Bathroom

8'10" x 7'6" (2.71 x 2.31)

Four piece suite comprising panel bath with stainless steel mixer taps with handheld shower attachment, shower cubicle with glass screen, tiled walls and Triton Uni Chrome electric shower, pedestal wash hand basin, low-level W.C., rear aspect double glazed frosted window, wood panelling, radiator and lino flooring.

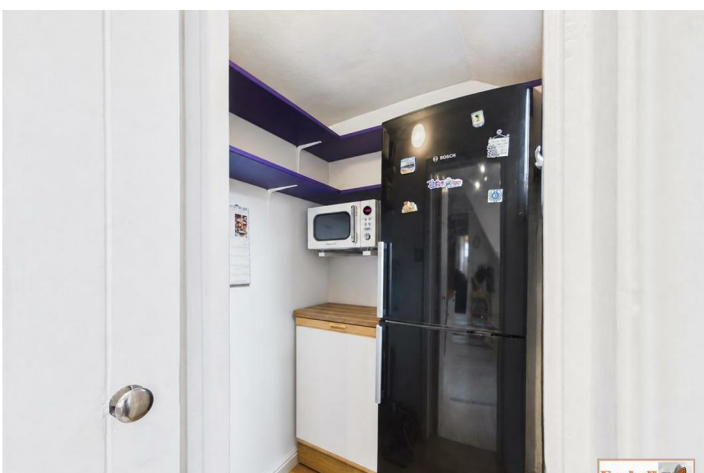
Rear Garden

South facing rear garden enclosed to fencing, the rear garden is mainly laid to lawn with further areas laid to patio, slate and hardstanding, wooden summer house at the rear of the garden and gated side access.

Agents Notes

Tenure - Freehold

Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



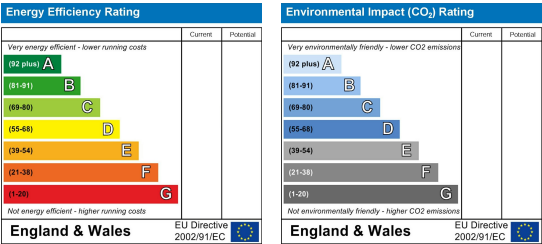
Floor Plan



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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