

# Foxhall



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## Park View Road

Ipswich, IP1 4HP

Asking price £300,000



3



1



2



# Park View Road

Ipswich, IP1 4HP

Asking price £300,000



## Front Garden

Enclosed to half height brick wall to one side and half height fencing to the other, the front garden is laid to a mixture of paving and gravel providing off road parking for two vehicles.

## Porch

Front aspect composite door into the entrance porch, tiled flooring and rear aspect door into the entrance hallway.

## Entrance Hallway

13'5" x 5'5" (4.10 x 1.67)

Doors to the lounge, dining room and kitchen, stairs to the first floor, two under stairs storage cupboards, radiator, laminate flooring.

## Lounge

17'10" x 10'4" (5.46 x 3.17)

Rear aspect double glazed doors into the garden, gas fire, radiator, laminate flooring.

## Dining Room

11'8" x 10'2" (3.57 x 3.12)

Front aspect double glazed bay window, gas fire, radiator, laminate flooring.

## Kitchen

14'9" x 6'8" (4.52 x 2.04)

Base and eye level units, square edge work tops, integrated electric oven and grill, integrated gas hob with extractor over, integrated sink and drainer, space for an undercounter fridge, space for an undercounter freezer, space for a washing machine, space for a slimline dishwasher, side and rear aspect double glazed window, rear aspect upvc double glazed door into the back garden, radiator, laminate flooring.

## Landing

Door to all bedrooms and the bathroom, side aspect double glazed window, loft access, carpeted flooring.

## Bedroom One

14'4" x 9'6" (4.38 x 2.91)

Front aspect double glazed bay window, built in wardrobes, radiator, carpeted flooring.

## Bedroom Two

13'1" x 8'6" (4.00 x 2.61)

Rear aspect double glazed window, built in wardrobe, radiator, carpeted flooring.

## Bedroom Three

9'10" x 6'10" (3.02 x 2.10)

Rear aspect double glazed window, radiator, carpeted flooring.

## Bathroom

6'3" x 6'0" (1.91 x 1.85)

Panel bath with Mira Sport electric shower and glass shower screen, low level w.c., pedestal hand wash basin, stainless steel towel rail, front aspect frosted double glazed window, tiled walls, tiled flooring.

## Rear Garden

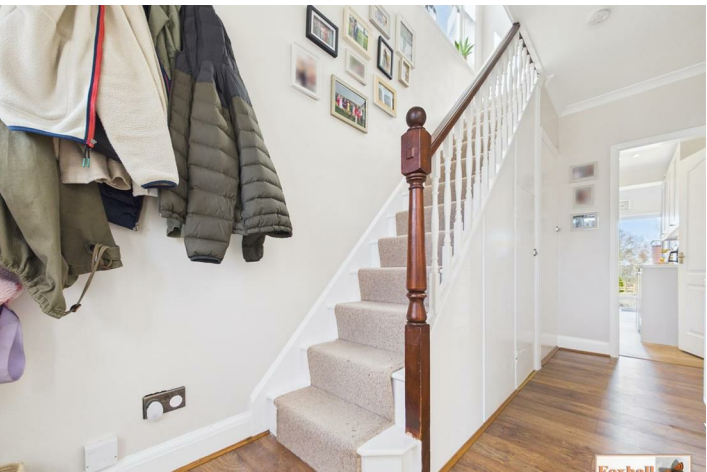
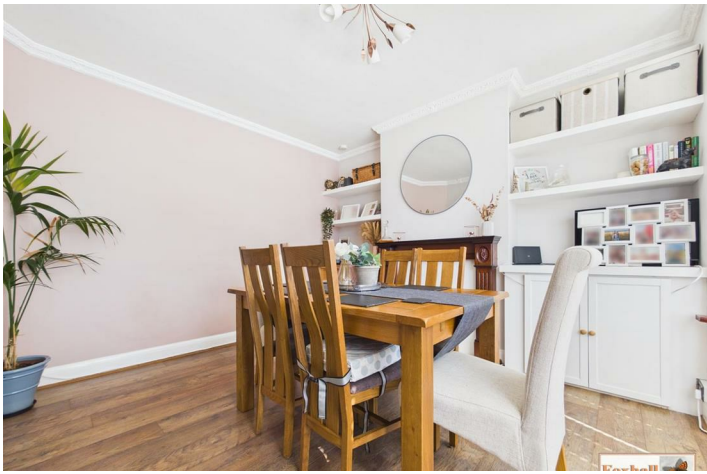
Enclosed to panel fencing the rear garden is approximately 150ft in length, mainly laid to lawn with two patio areas, a wooden storage shed and a variety of mature tree, shrub and flower bed borders. There is gated side access round to the front of property.

## Agents Notes

Tenure - Freehold

Council Tax Band - C









## Road Map



## Hybrid Map



## Terrain Map



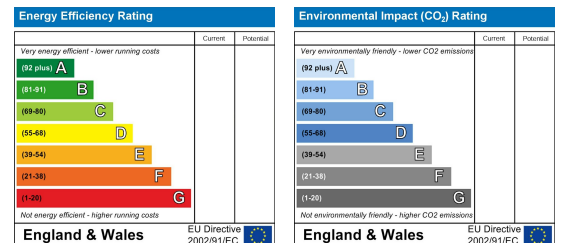
## Floor Plan



## 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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