

# Foxhall



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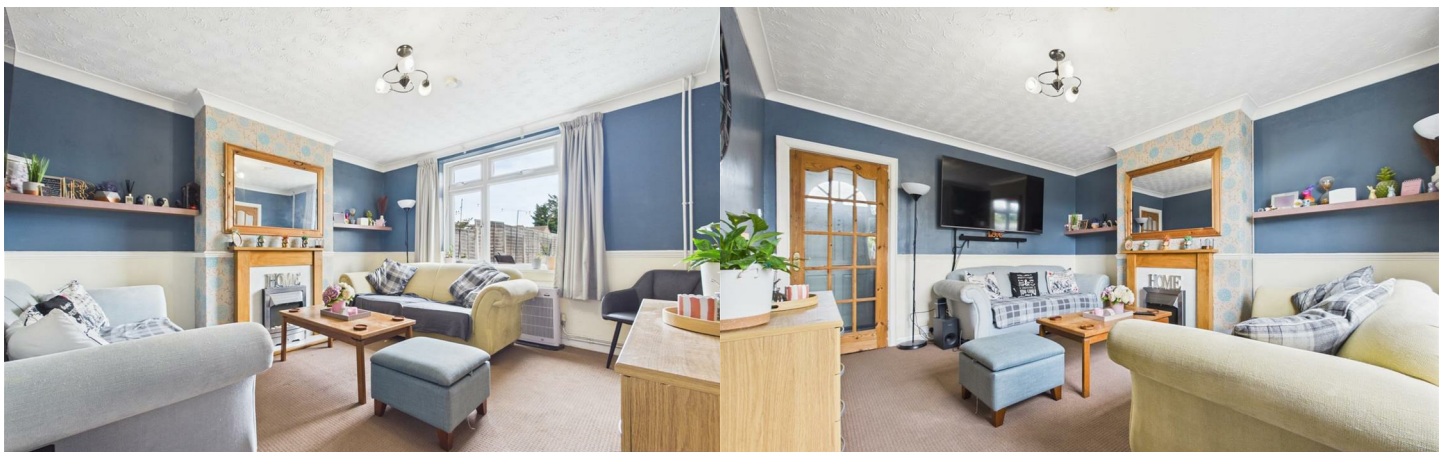
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## Nightingale Road

South East, Ipswich, IP3 0LN

Asking price £210,000



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## Front Garden

Laid to a mixture of hardstanding and gravel providing off-road parking for multiple vehicles. There is side access to the rear garden and front aspect door into the entrance hallway.

## Entrance Hallway

Doors to the lounge, bathroom and W.C., stairs to the first floor, front aspect double glazed window, radiator and tiled flooring.

## Lounge

13'8" x 12'2" (4.17 x 3.71)

Rear aspect double glazed window, feature fireplace, radiator, carpeted flooring and side aspect door to the kitchen / diner.

## Kitchen / Diner

11'3" x 12'4" (3.45 x 3.78)

Comprises of base and eye-level units with rolled worktops and tiled splash-backs, integrated stainless steel sink and drainer, space for a freestanding oven and hob, space for a fridge freezer, space for a washing machine, rear aspect door to the garden, rear aspect double glazed window, under stairs storage cupboard, radiator and laminate flooring

## Bathroom

8'3" x 6'0" (2.54 x 1.84)

Panel bath with stainless steel taps and Mira Sprint electric shower over, pedestal hand wash basin, two front aspect frosted double glazed windows, radiator and tiled flooring.

## Cloakroom W.C.

Low-level WC, front aspect frosted double glazed window, radiator and laminate flooring.

## Landing

Doors to all bedrooms and a large storage cupboard, rear aspect double glazed window and carpeted flooring.

## Bedroom One

13'7" x 10'3" (4.15 x 3.13)

Front aspect double glazed window, radiator and carpeted flooring.

## Bedroom Two

11'10" x 8'10" (3.63 x 2.71)

Front aspect double glazed window, radiator and carpeted flooring.

## Bedroom Three

8'11" x 7'8" (2.72 x 2.34)

Rear aspect double glazed window, radiator and carpeted flooring.

## Rear Garden

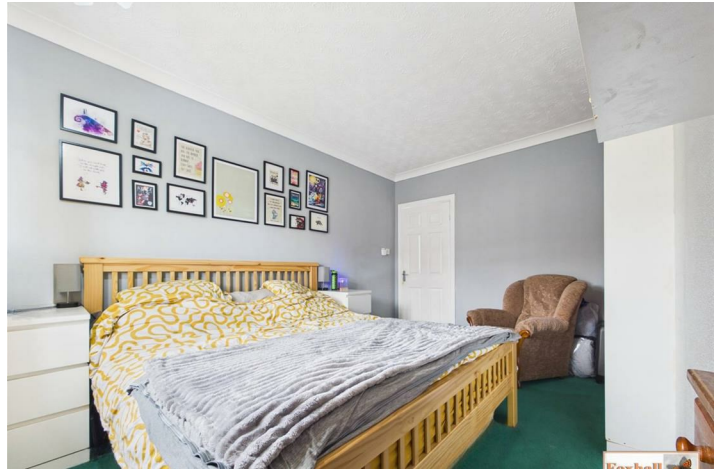
Enclosed to fencing, the approximately 150ft South facing rear garden is mainly laid to lawn with a patio area and storage shed and gated side access round to the front of the property.

## Agents Notes

Tenure - Freehold

Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



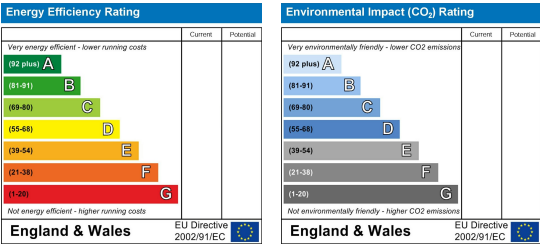
Floor Plan



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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