

# Foxhall



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## Selkirk Road

Northgate School Catchment, Ipswich, IP4 3JD

Guide price £260,000





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## Front Garden

Mid height brick wall, mostly laid to lawn with a pathway to the front door, block paved driveway down the side of the property to the garage and to the front door.

## Entrance Hallway

Front entrance door coming into the hallway, carpet flooring, stairs to the first floor, aerial points, under stairs cupboard, radiator, door to the dining room and the lounge.

## Lounge

13'1" x 10'8" (3.99m x 3.25m)

Double glazed bay window to the front, carpet flooring, wall lights, smoke alarm, ceiling light, gas fire (not tested) and an aerial point.

## Dining Room

10'9" x 7'5" (3.28m x 2.26m)

Double glazed French doors, carpet flooring and radiator.

## Kitchen

10'9" x 8'9" (3.28m x 2.67m)

Comprises wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, space and plumbing for a washing machine, inset Hotpoint hob with a extractor fan over, inset Whirlpool microwave, inset Belling double oven, splash-back tiling, vinyl flooring, double glazed window to the side with roller blind, double glazed window to rear, radiator, integrated fridge and freezer and a door to the larder cupboard with shelving and a window to side and a pedestrian door to the outside.

## Conservatory

12'7" x 9'2" (3.84m x 2.79m)

Upvc roof with double glazed French doors and windows and carpet flooring. Radiator, electric points and lights.

## Landing

Doors to bedrooms one, two, three, the bathroom and separate W.C., large airing cupboard, built-in cupboard for storage and carpet flooring.

## Bedroom One

13'9" x 9'7" (4.19m x 2.92m)

Double glazed bay window to the front and carpet flooring.

## Bedroom Two

10'7" x 8'8" (3.23m x 2.64m)

Double glazed window to the rear and carpet flooring.

## Bedroom Three

8'9" x 6'8" (2.67m x 2.03m)

Double glazed window to the front.

## Bathroom

5'7" x 4'9" (1.70m x 1.45m)

Panelled bath, hand wash basin, obscure double glazed window to the side, tiled walls, carpet flooring and a radiator.

## Separate W.C.

5'1" x 2'8" (1.55m x 0.81m)

Mid height W.C., carpet flooring and obscure double glazed window to the side.

## Rear Garden

Fully enclosed rear garden which is mainly laid to lawn

with a pathway through to the greenhouse and shed which are to stay, mature planting and block built garage for storage, outside tap and an outside garden cupboard, hardstanding and block paved driveway suitable for two or three vehicles.

### Outside Garden Cupboard

4'1" x 2'5" (1.24m x 0.74m)

The other side of the larder accessed from the outside with power and lighting and shelving.

### Garage

16'1" x 7'11" (4.90m x 2.41m)

Manual up and over door with power and lighting, some windows to the side and rear and hardstanding.

### Agents Notes

Tenure - Freehold

Council Tax Band - C













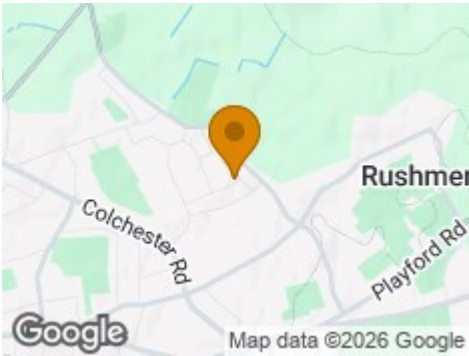
Road Map



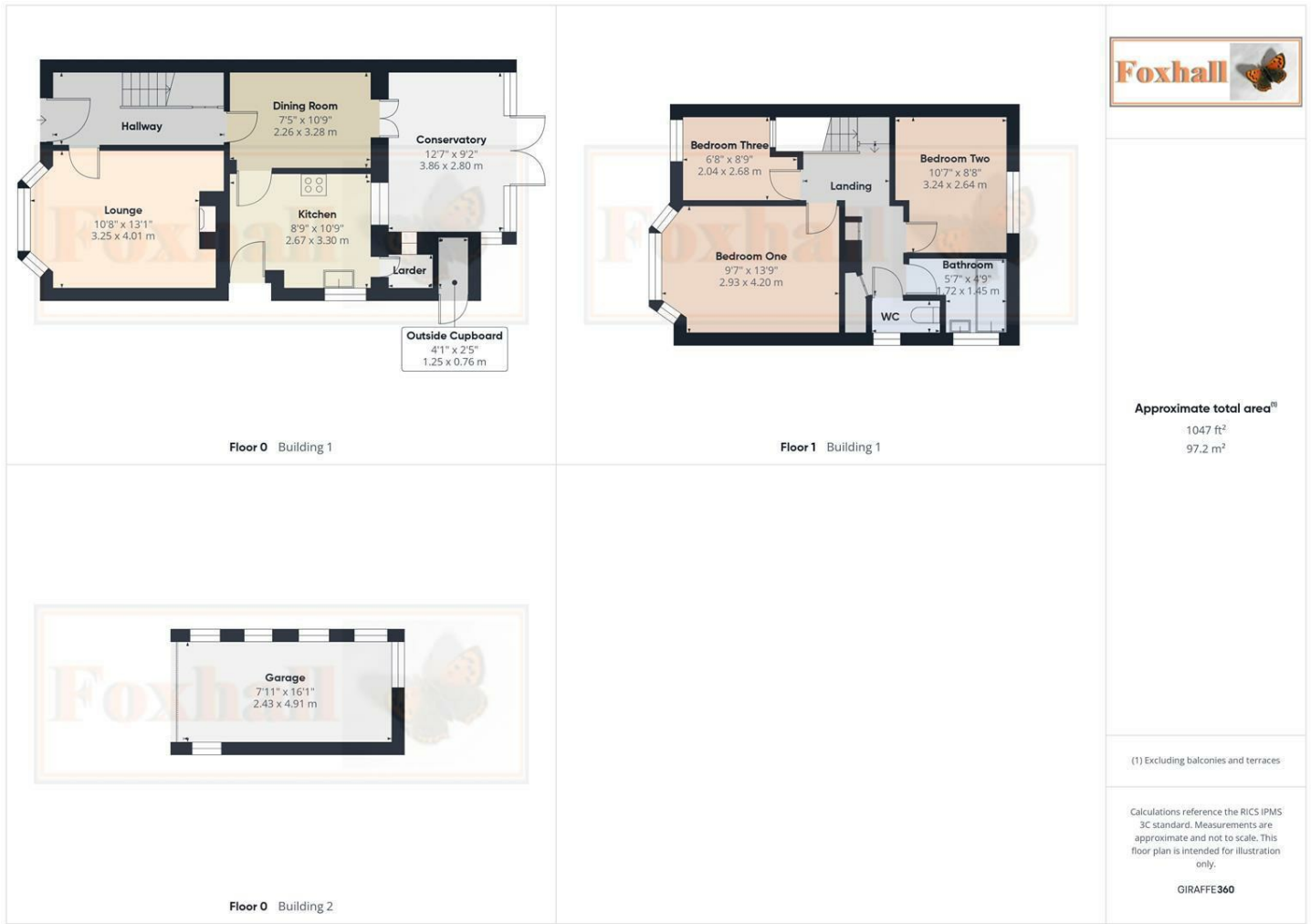
Hybrid Map



Terrain Map



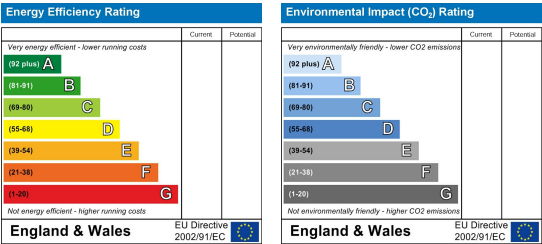
Floor Plan



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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