

# Foxhall



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## Nelson Road

East Ipswich, IP4 4DS

Offers over £170,000



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## Front Garden

Large hedge for privacy and a pathway leading to the front door and a side gate leading into the rear garden.

## Lounge

10'10" x 9'11" (3.30m x 3.02m)

Double glazed window facing the front, entry via double glazed obscure door facing the front with a double glazed obscure window above, radiator, coving, ceiling rose and a door to the mid lobby.

## Mid Lobby

Access to the stairs and door into the dining room.

## Dining Room

10'3" x 9'9" (3.12m x 2.97m)

Double glazed window facing the rear, coving, radiator, ceiling rose, under stairs storage area, blocked up feature fireplace area with a wood mantle and an access into the kitchen.

## Kitchen

9'5" x 5'9" (2.87m x 1.75m)

Eight small glass tiles facing the side, double glazed window facing the side, wall and base fitted units with cupboards and drawers, wall mounted combi Baxi boiler, space for an oven, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap above, plumbing for a washing machine, space for a fridge, double glazed obscure door to the side going out into the garden and a door into the bathroom.

## Bathroom

7'1" x 6'1" (2.16m x 1.85m)

Double glazed obscure window facing the rear, panel bath with a mixer tap, pedestal wash hand basin with hot and cold taps, low-flush W.C., radiator, half cladded walls, lino flooring and tiled splash-back.

## Landing

Coving, and doors to bedrooms one and two.

## Bedroom One

10'11" x 10'0" (3.33m x 3.05m)

Double glazed window facing the rear, radiator, coving and a ceiling rose.

## Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

Double glazed window facing the front, coving, radiator, a ceiling rose and an over stairs storage cupboard.

## Rear Garden

Courtyard style rear garden with lawn area, access to drainage, patio area and a hardstanding concrete passageway leading to the front garden via a gate.

## Agents Notes

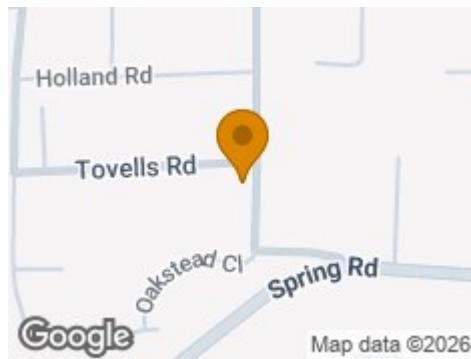
Tenure - Freehold

Council Tax Band - A

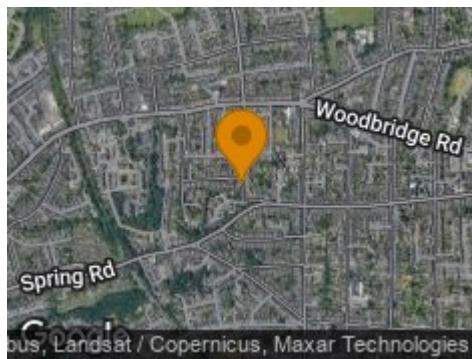




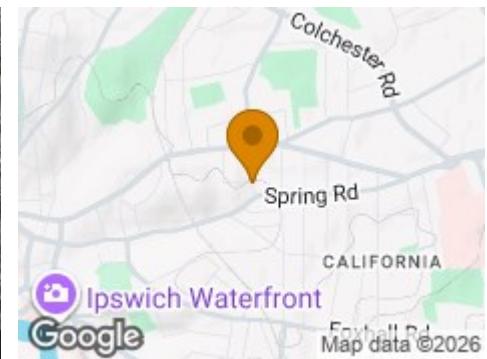
## Road Map



## Hybrid Map



## Terrain Map



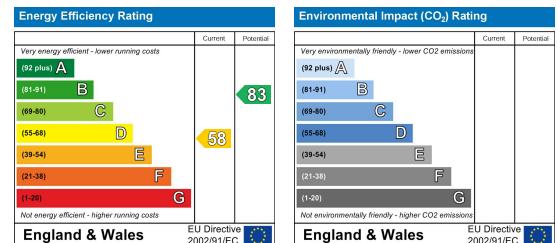
## Floor Plan



## 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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