

# Foxhall



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## Wellesley Road

East Ipswich, IP4 1PP

Offers in excess of £170,000



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In a valuer's opinion an early internal viewing is essential to not miss out on the accommodation on offer which would be perfect for investors, professionals, couples and first time buyers alike

## Front Access

From the main road is a shared pedestrian access to the rear garden.

## Entrance Hallway

Carpet flooring, coving, entrance door into the property, door to the dining room and then an archway through to the lounge.

## Dining Room

10'8" x 8'1" (3.25m x 2.46m)

Carpet flooring, radiator, double glazed window to the front, fitted wooden blind to stay, cupboard housing the gas meter, telephone point, aerial point installed after vendor moved in and coving.

## Lounge

11'5" x 11'3" (3.48m x 3.43m)

Carpet flooring, coving, door to the kitchen, door to the stairs, double glazed window to the rear, smoke alarm, aerial point and a radiator.

## Kitchen

8'11" x 6'11" (2.72m x 2.11m)

Vinyl flooring, comprising wall and base units with cupboards and drawers under, worksurfaces over, space and plumbing for a washing machine, Lamona integrated oven, stainless steel hob over the top with extractor fan, splashback tiling, Baxi boiler installed in 2020 and regularly serviced, double glaze window to the side with fitted roller blind, stainless steel sink bowl drainer unit with a mixer tap over (replaced 2025), a double glazed and laminated glass obscure pedestrian door to the side, radiator and you also have an under stairs ladder cupboard with plenty of shelving and storage.

## Landing

Doors to bedrooms one and two and the bathroom, you've also got a smoke alarm, carpet flooring, access to the fuse board and electric meter and access to the loft hatch (there is a fixed loft ladder with boarding but no light).

## Bedroom One

10'10" x 11'4" (3.30m x 3.45m)

Double glazed window to the front radiator, high-rise skirting boards and carpet flooring.

## Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

Double glazed window to the rear, radiator, high-rise skirting boards and carpet flooring.

## Bathroom

8'6" x 6'11" (2.59m x 2.11m)

Panelled bath with separate hot and cold taps and a handheld shower over, low-flush W.C. and a pedestal wash hand basin, extractor fan, obscure double glazed window to the rear, radiator, laminate flooring and access to an airing cupboard which also has an internal radiator, so is great for drying and storage etc.

## Rear Garden

Pedestrian gate through to the alleyway to take out bins, etc. It's a low maintenance rear garden laid to paving slabs and access to the utility store.

## Utility Store

9'5" x 4'3" (2.87m x 1.30m)

Door into the store with power with a window to the side. This would make a perfect utility room or outside office or just for a nice dry area for storage with a pitched roof so you can store quite a lot in there.

## Agents Notes

Tenure - Freehold  
Council Tax Band - A





## Road Map



## Hybrid Map



## Terrain Map



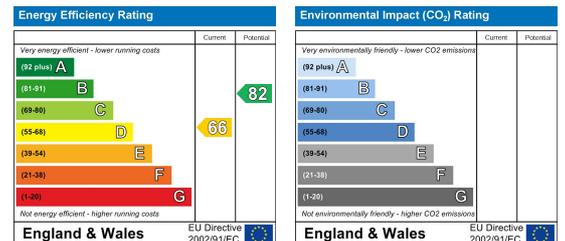
## Floor Plan



## 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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