

Foxhall



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Bramford Road

West Ipswich, IP1 4BA

Guide price £190,000



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Front Garden

Block paved frontage with pathway to the gate at the rear.

Entrance Hallway

Door into the entrance hallway, laminate flooring, stairs to the first floor with new carpet, coving and door to the dining room.

Dining Room

12'5" x 10'11" (3.78m x 3.33m)

Laminate flooring, double glazed window to the front with fitted blind, radiator, understairs cupboard and door to the lounge and all freshly decorated.

Lounge

16'0" x 11'0" (4.88m x 3.35m)

Double glazed window to the rear, radiator, vinyl flooring, aerial point, spotlight, coving and is all freshly decorated.

Kitchen

12'6" x 6'6" (3.81m x 1.98m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, 1 1/2 sink bowl stainless steel drainer unit with a directional mixer tap over, double glazed window to side with fitted blind, inset Zanussi oven, stainless steel Zanussi gas four ring hob, glass splash-back, extractor over, tiling throughout on walls and floors.

Breakfast Bar / Bar Area

6'6" x 5'11" (1.98m x 1.80m)

Breakfast bar / bar area with overhead spotlights, space and plumbing on a washing machine, space on top for a dryer, space for a full height fridge freezer and a double glazed obscure UPVC door to the rear.

Landing

Doors to bedrooms one and two and the bathroom, coving, new carpet flooring and access to the loft hatch.

Bedroom One

11'0" x 10'11" (3.35m x 3.33m)

Two double glazed windows to the front with fitted blinds, radiator, laminate flooring, double built-in cupboards and built-in chest of drawers.

Bedroom Two

10'11" x 7'9" (3.33m x 2.36m)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring and built-in cupboards and drawers.

Bathroom

8'0" x 6'11" (2.44m x 2.11m)

Obscure double glazed window to the rear, low-flush W.C., panelled bath with a mixer tap over with hand held shower, pedestal wash hand basin, heated towel rail, vinyl flooring, spotlights, bespoke shelving, airing cupboard housing the Baxi boiler and also giving storage and fully tiled walls.

Rear Garden

26'6" x 52'5" approx. (8.091 x 16 approx.)

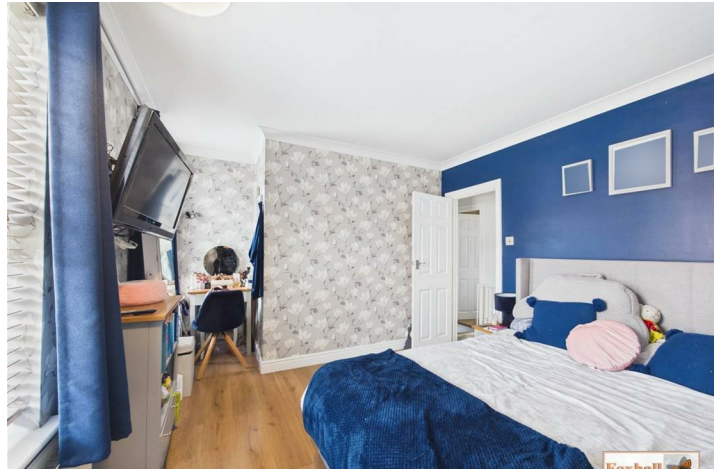
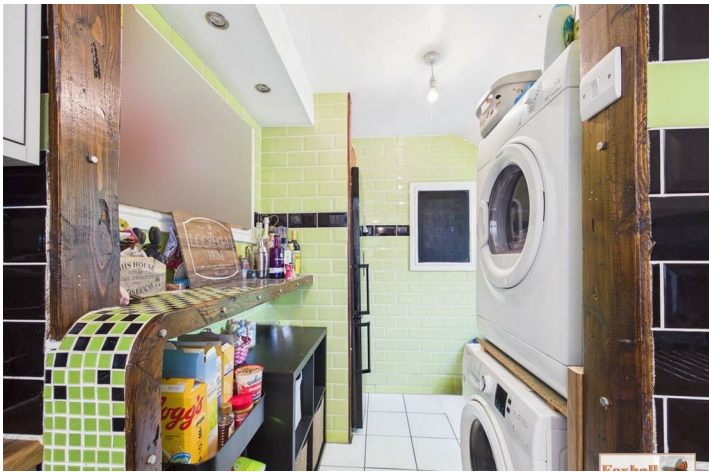
Large patio area with pedestrian gate to the front, outside tap, mid height attractive wall and a step up into the main garden where there is tree and shrubbery and mainly laid to lawn.

Agents Notes

Tenure - Freehold

Council Tax Band - A







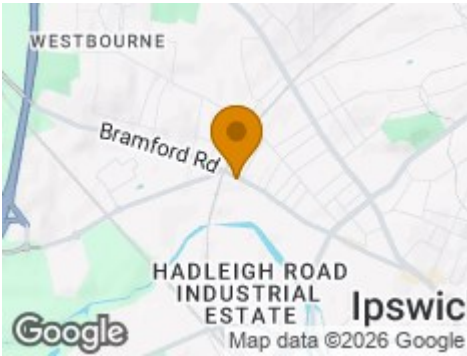
Road Map



Hybrid Map



Terrain Map



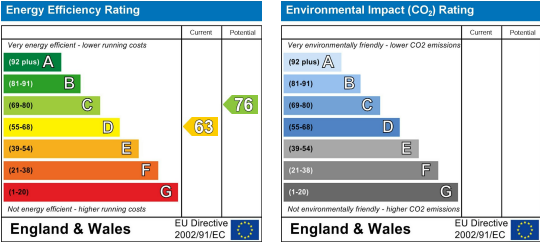
Floor Plan



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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