

Foxhall



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Hutland Road

Northgate Catchment, Ipswich, IP4 4HQ

Asking price £190,000



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Front Garden

Front garden with gate providing hardstanding area with dropped kerb to the front.

Entrance Porch

Double glazed entrance door into the porch with a further door into the entrance hallway.

Entrance Hallway

Night storage heater, laminated style flooring, stairs off to the first floor and doors to.

Lounge

11'10" x 10'4" (3.61m x 3.15m)

Double glazed window to front, brick fire surround with coal effect fire (not tested) and through to the dining room.

Dining Room

12'6" x 10'11" (3.81m x 3.33m)

Night storage heater, double glazed window to rear, cupboard under the stairs and a sliding door through to the kitchen

Kitchen

9'5" x 8'1" (2.87m x 2.46m)

Comprising 1 1/4 bowl single drainer stainless steel sink unit with wall mounted water heater/boiler over (6 months old), roll-top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, upright housing double oven, hob and extractor, double glazed window to side and door to rear hallway.

Rear Hallway

Obscure double glazed door to outside and doors to cloakroom and shower room.

Downstairs W.C

Low-level W.C. and window to side.

Shower Room

7'5" x 5'0" (2.26m x 1.52m)

A modern walk-in shower area with overhead shower, pedestal wash hand basin, modern electric heater, tiled flooring, tiled walls and built-in cupboards.

Landing

Doors to bedrooms one, two, three and the W.C.

Bedroom One

13'0" x 11'11" (3.96m x 3.63m)

Two double glazed window to front.

Bedroom Two

12'5" x 8'5" (3.78m x 2.57m)

Double glazed window to rear.

Bedroom Three/ Cot Room (used as an office)

8'0" x 5'5" (2.44m x 1.65m)

Double glazed window to rear.

Separate W.C.

Low-level W.C., extractor fan and vanity wash hand basin with a mixer tap and cupboards beneath.

Rear Garden

Good sized rear garden enclosed by wall into one side with fencing to the other, laid to lawn with excellent range of flower and shrub borders, garden shed and rear gate with pedestrian access.

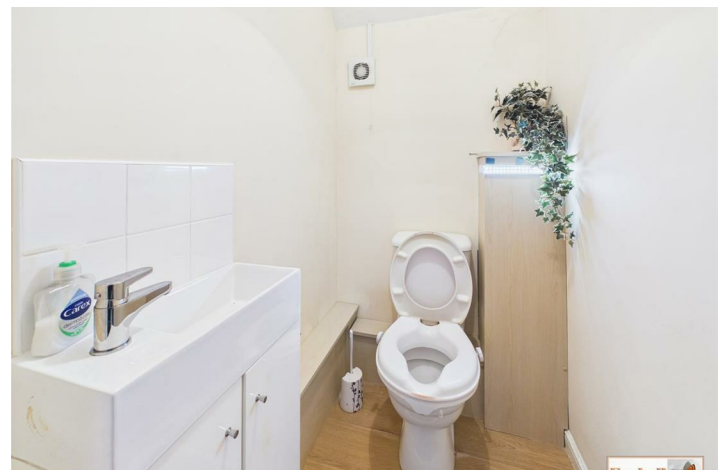
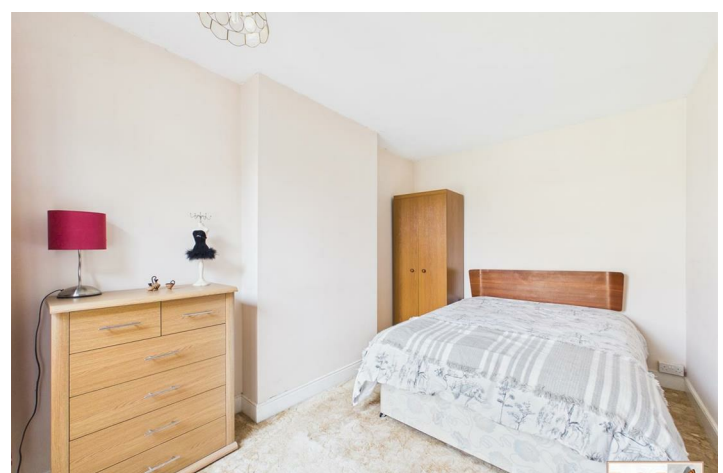
Agents Notes

Tenure - Freehold

Council Tax Band - B

Subject to Probate - Grant has been applied for.







Road Map



Hybrid Map



Terrain Map



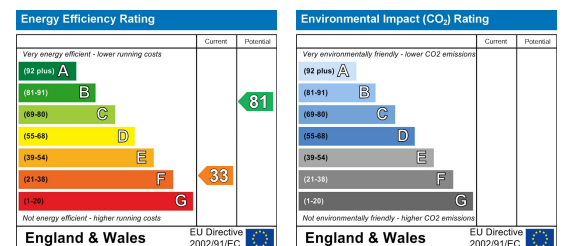
Floor Plan



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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