

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Bramford Road

West Ipswich, IP1 5AU

Guide price £225,000



3



1



2



D



Bramford Road

West Ipswich, IP1 5AU

Guide price £225,000



Front Garden

Block paved driveway suitable for three vehicles to park, access to front door and double vehicular gates to the rear garden.

Lounge

11' x 11' (3.35m x 3.35m)

Coving, spotlights, smoke alarm, radiator, double glazed bay window, carpet flooring, cupboard housing the fuse board, door to the kitchen / diner.

Kitchen / Diner

13'9 x 10'9 (4.19m x 3.28m)

Stairs up to the first floor, Newly installed and comprising of wall and base units and cupboards and drawers under and work-surfaces over, asterite single drainer sink bowl with directional mixer tap over, splash-back tiling, full height fridge / freezer to stay, integral dishwasher, Indesit oven, hob and extractor, spotlights, coving, smoke alarm, radiator and laminate flooring, door to shower room and double glazed French doors to the rear garden and double glazed single front door to side. Hatch to cellar / office.

Shower Room

10'2 x 5'7 (3.10m x 1.70m)

Newly installed large walk in shower cubicle with hand held shower and rainfall shower head, vanity wash hand basin, low flush W.C., cupboard housing the new Vokera boiler, cupboard housing the Logik washing machine to stay, tiled floors, splash-back tiling, heated towel rail, double glazed obscure window to the rear and double glazed obscure window to side, spotlights and extractor.

Cellar / Office

13'4 x 10'7 (4.06m x 3.23m)

Newly tanked, plastered, decorated and has radiator, power and light.

Landing

Doors to bedroom one and two, spotlights and access to the loft.

Bedroom One

11'7 x 10'11 (3.53m x 3.33m)

Double glazed window to the front, carpet flooring, radiator, spotlights and built in cupboard over the stairs.

Bedroom Two

11' x 10'7 (3.35m x 3.23m)

Double glazed window to rear, radiator, carpet flooring, spotlights and door to bedroom three.

Bedroom Three

10' x 5'6 (3.05m x 1.68m)

Double glazed window to rear, radiator, spotlights and carpet flooring.

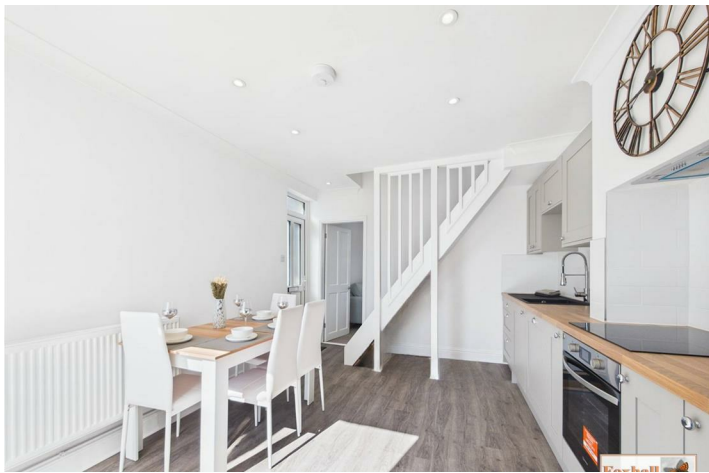
Rear Garden

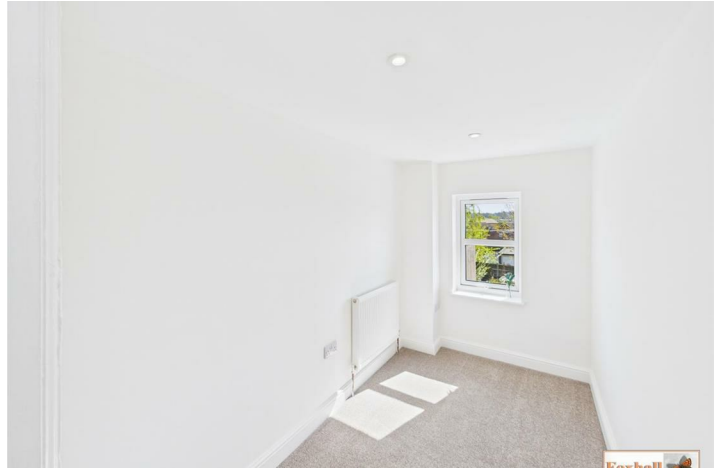
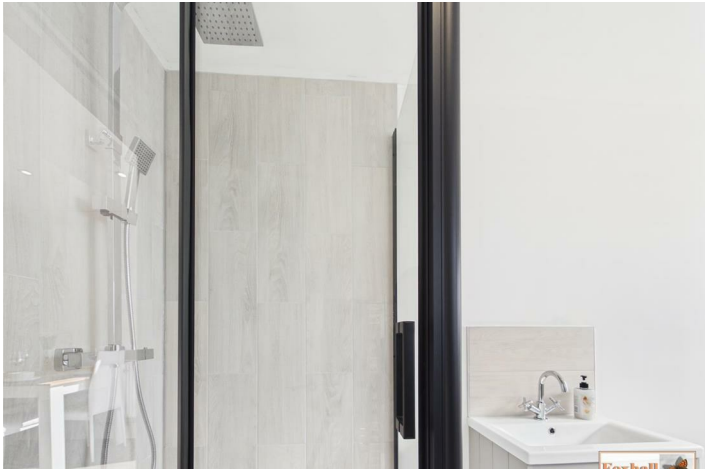
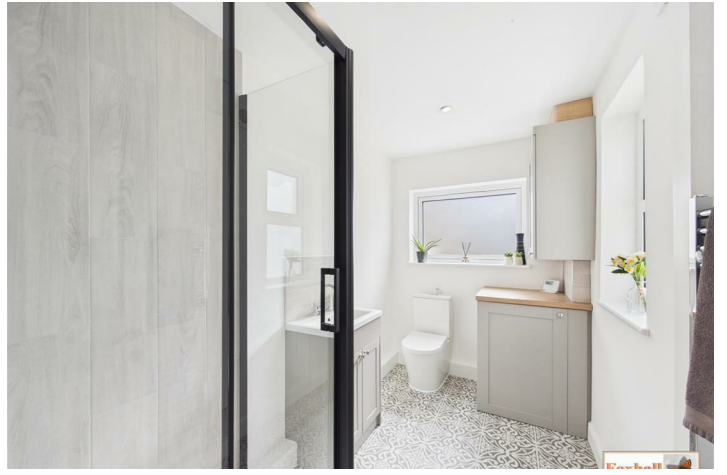
22'11" x 72" (6.99m x 21.95m)

Large block paved patio area suitable for alfresco dining, pathway to rear, fully enclosed rear garden. (There is rear vehicular access to the property so if more parking is needed the back fence can be moved to allow two further parking spaces. Outside tap. Substantial double vehicular wooden gates to front.

Agents Notes

Tenure - Freehold
Council Tax Band - B







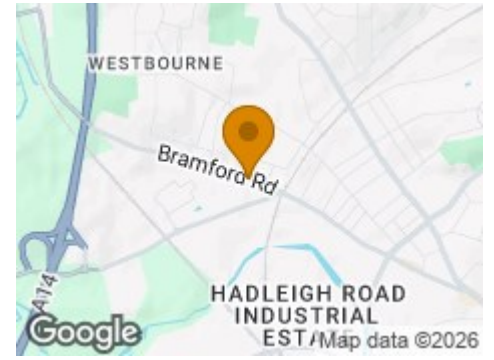
Road Map



Hybrid Map



Terrain Map



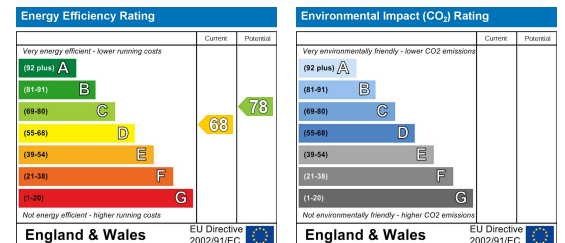
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.