

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



Dereham Avenue

Rivers Estate, Ipswich, IP3 0QF

Asking price £325,000



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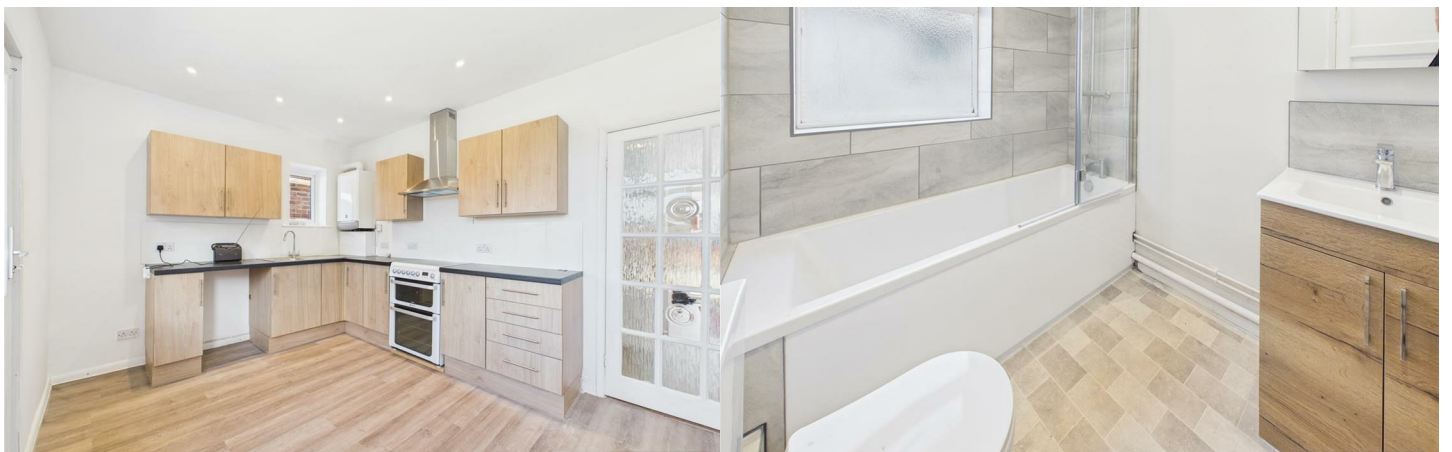
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C



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Front Garden

Enclosed by a low-level brick wall with blocked paved driveway providing off-road parking for two cars. There is gated side access leading around the side of the property to the rear garden.

Entrance Porch

Obscure double glazed door in to entrance porch with an obscure double glazed door into the entrance hallway.

Entrance Hallway

Radiator, access to loft, walk-in storage cupboard and doors to:-

Bedroom One

10'2" x 9'8" (3.12m x 2.97m)

Double glazed bay window to front, radiator and new carpet flooring.

Bedroom Two

10'3" x 9'9" (3.13 x 2.99)

Double glazed bay window to front, radiator and new carpet flooring.

Bedroom Three / Dining Room

9'10" x 8'3" (3.00 x 2.52)

Double glazed window to side, radiator and new carpet flooring

Separate W.C.

Low-level W.C. and obscure double glazed window to side.

Lounge

11'10" x 11'9" (3.62 x 3.60)

Two double glazed windows to rear, radiator, two wall lights, new carpet flooring and a double glazed door to the outside.

Kitchen / Diner

12'7" x 10'1" (3.85 x 3.08)

Comprising single drainer stainless steel sink unit with a mixer tap, roll-top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, wall mounted Baxi boiler, double glazed window to rear, new laminate style flooring. We understand from the vendor the freestanding cooker is to remain which has an extractor over, new double glazed window to side and a double double glazed door to the outside.

Bathroom

7'3" x 6'0" (2.22 x 1.83)

New suite comprising panel bath with folding screen, a mixer tap with separate shower over both handheld and rainfall shower attachments, low-level W.C., large wash hand basin with a mixer tap and cupboard under, heated towel rail, downlighters and obscure double glazed window to side.

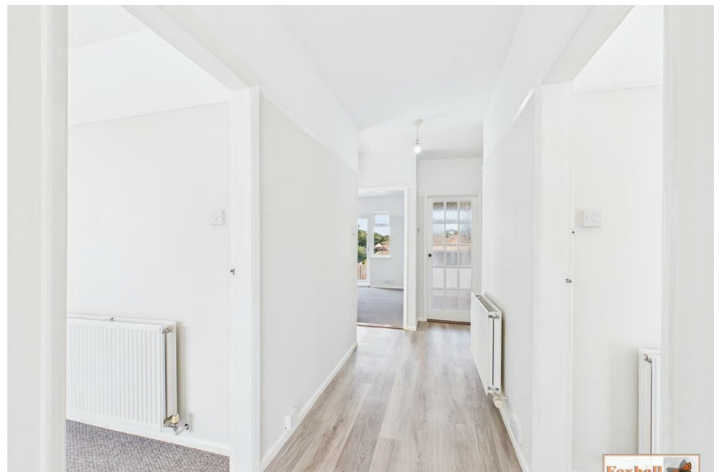
Rear Garden

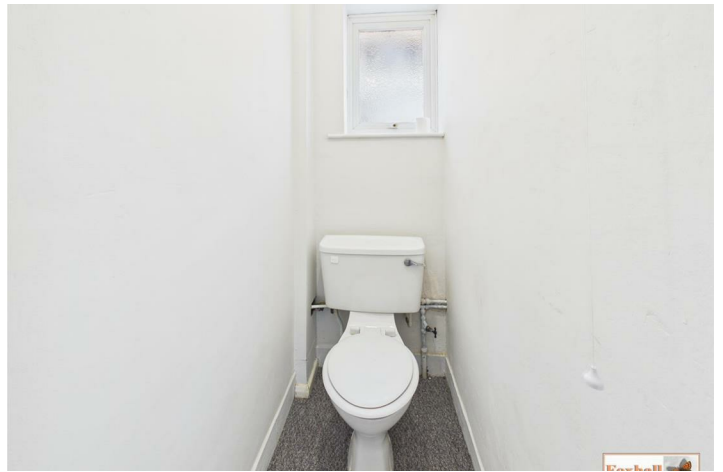
As previously mentioned is of a good size and westerly facing, concrete patio area and further steps down to a lawn area with side borders.

Agents Notes

Tenure - Freehold

Council Tax Band - C





Road Map



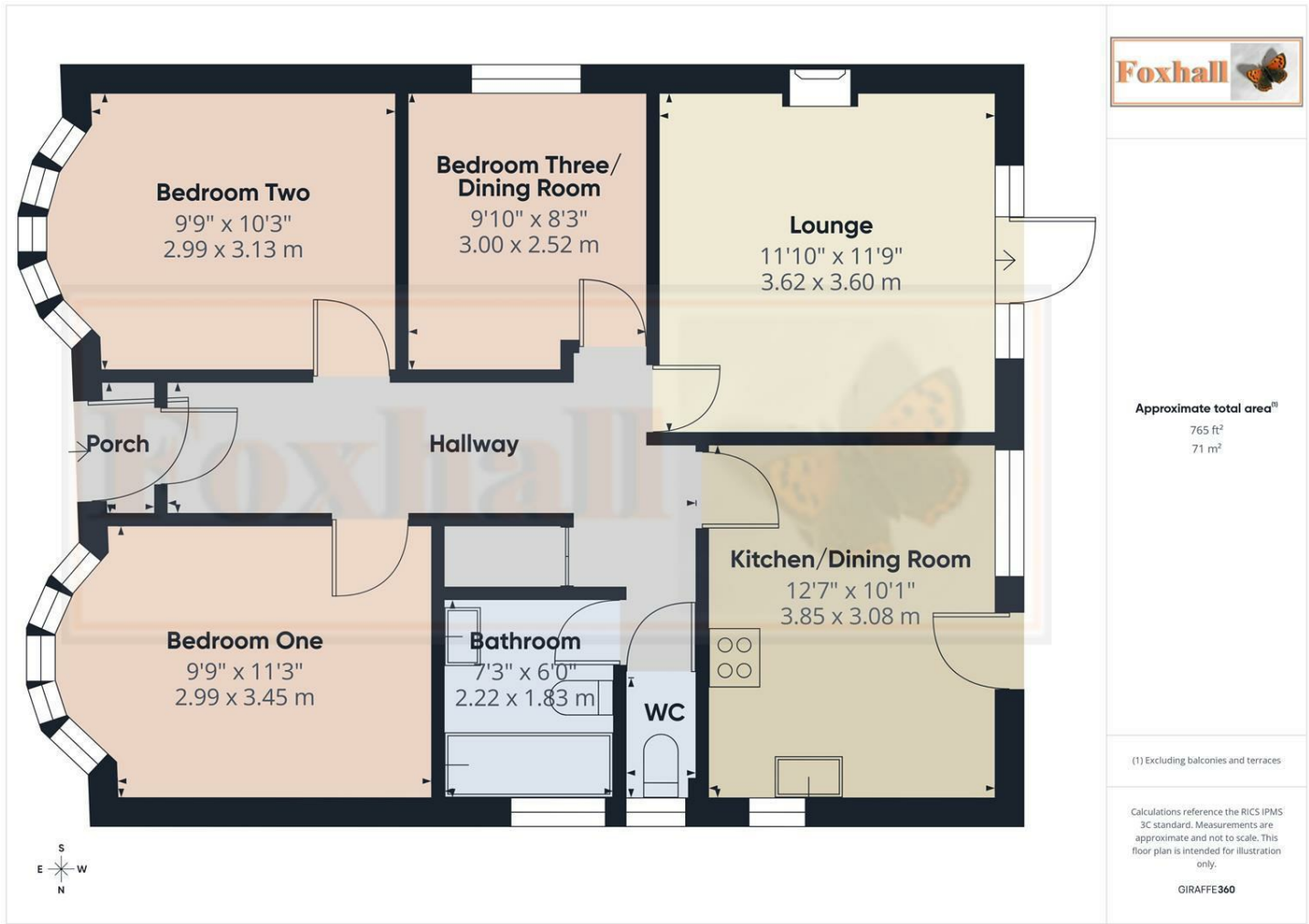
Hybrid Map



Terrain Map



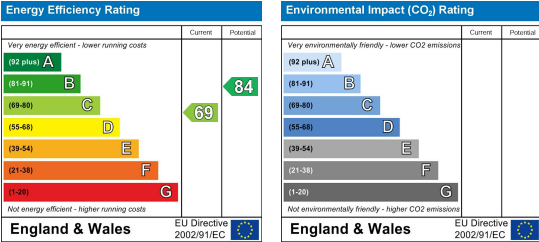
Floor Plan



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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