

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

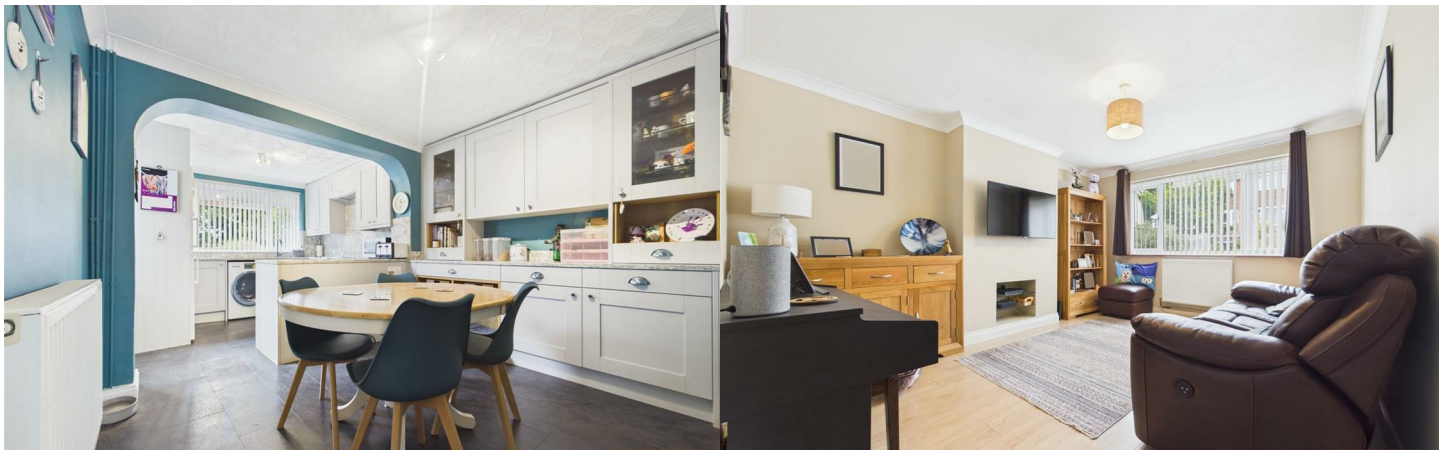
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Henniker Road

West Ipswich, IP1 5HH

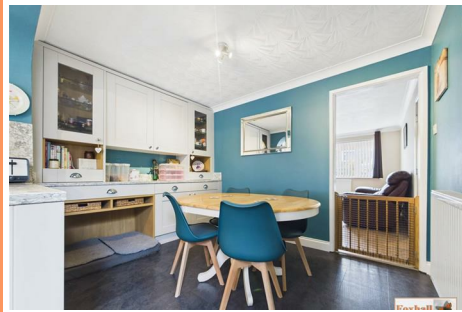
Price £200,000



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West Ipswich, IP1 5HH

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Front Garden

Enclosed by a wooden picket fence, mostly laid to lawn and a pathway to the front door. The access to the garage at the back of the properties is in between 197 & 195 down a concrete long driveway accessible via a drop kerb which is to the left-hand side of the property.

Entrance Hallway

Entry via a double glazed obscure UPVC door facing the front with double glazed obscure windows facing the front, laminate flooring, radiator, access to the stairs with under stairs storage cupboard, door to the bathroom and a door into the lounge.

Bathroom

7'9" x 5'10" (2.38 x 1.78)

Double glazed obscure window facing the rear, spotlights, stainless steel towel rail, vanity unit which houses a low-flush W.C. and a wash hand basin with a mixer tap, panel bath with a mixer tap and a separate shower over with a waterfall shower head and a glass swing screen and fully tiled walls and flooring.

Lounge

13'5" x 11'0" (4.09 x 3.37)

Large double glazed window facing the front, coving, radiator, laminate flooring and the entrance into the kitchen / dining room.

Kitchen / Dining Room

16'9" x 11'1" (5.12 x 3.38)

Dining Area - Coving, radiator, fitted wall and base units with drawers and rolled top worksurface, LVT flooring and the access to the kitchen.

Kitchen Area - Double glazed window facing the rear, obscure double glazed UPVC door to the side going out into the garden, wall and base fitted units with cupboards

and drawers, plumbing for a washing machine, space for an oven with a cooker hood above, worktop to splash-back finish, stainless steel single sink bowl with a mixer tap above and a drainer inset into the worksurface, space for a fridge freezer and LVT flooring.

Landing

Access to the loft, doors to bedrooms one, two and three.

Bedroom One

12'6" x 9'4" (3.83 x 2.85)

Two double glazed windows facing the front, radiator, coving, built-in mirrored sliding wardrobes and wall lights.

Bedroom Two

12'3" x 8'5" (3.75 x 2.59)

Double glazed window facing the rear, coving, fitted wardrobes and shelving one of which houses the Worcester combi boiler and a radiator

Bedroom Three

8'7" x 7'11" (2.64 x 2.43)

Double glazed window facing the rear, coving and a radiator.

Rear Garden

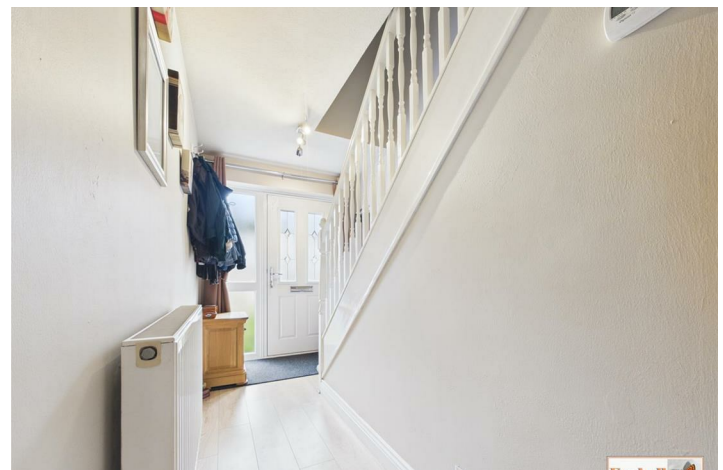
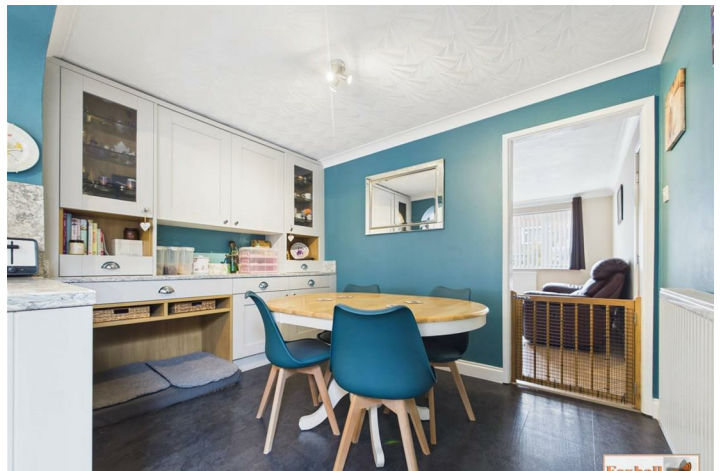
North easterly facing fully enclosed rear garden with a large decking area, partly laid to lawn with a shingle border, fully enclosed via panel fencing and the brick wall to the rear of the garage, outside tap and a mid terrace access gate and a door into the garage.

Garage

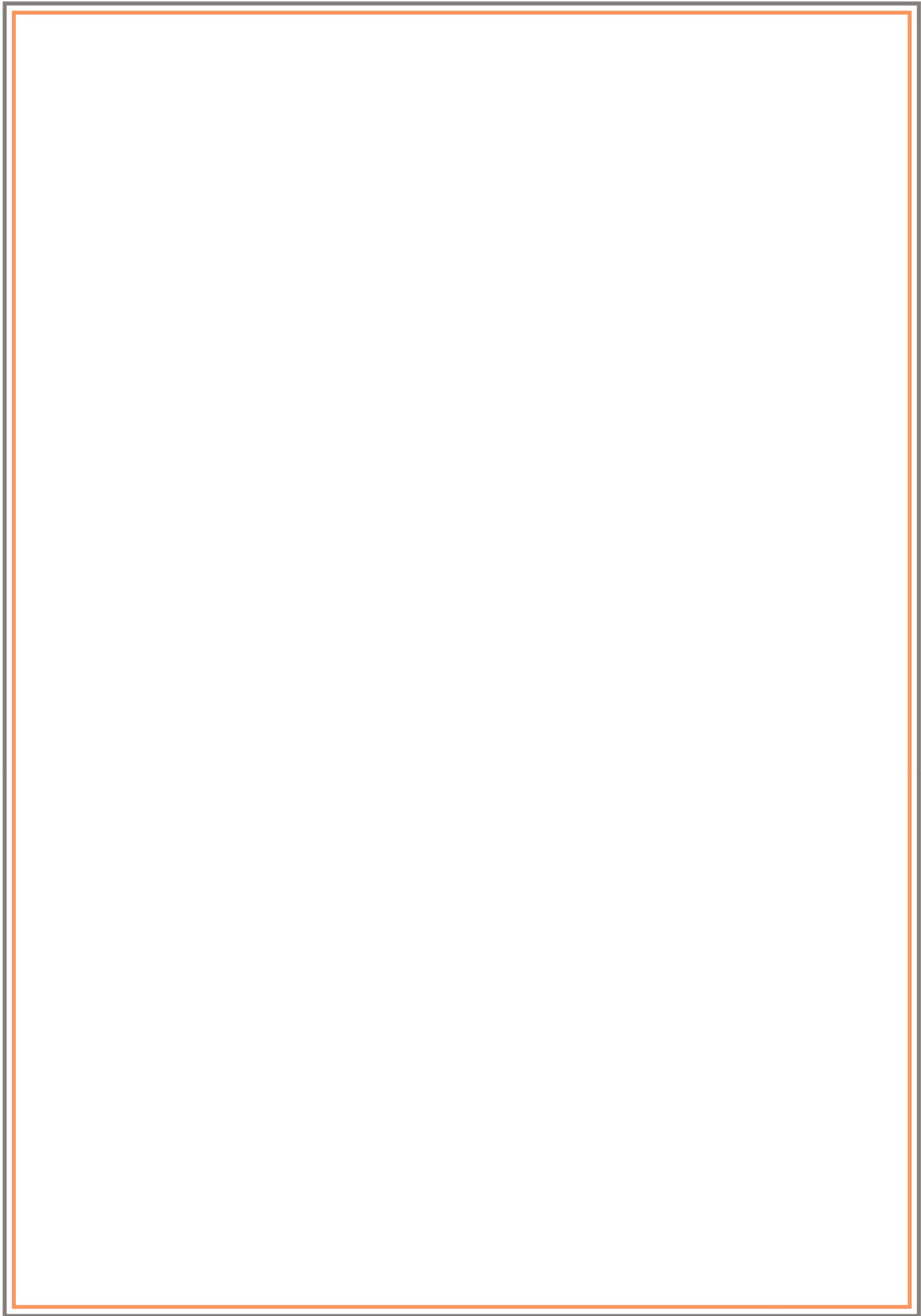
The garage is en bloc which is accessible via Henniker Road down a passageway accessible via car. The garage has a manual up and over door with no power and light and a door into the rear garden.

Agents Notes

Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



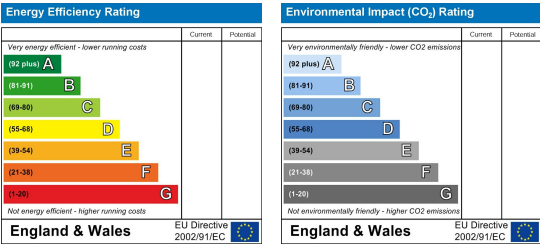
Floor Plan



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



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