

# Foxhall



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## Grange Road

East Ipswich, IP4 1NP

Guide price £220,000



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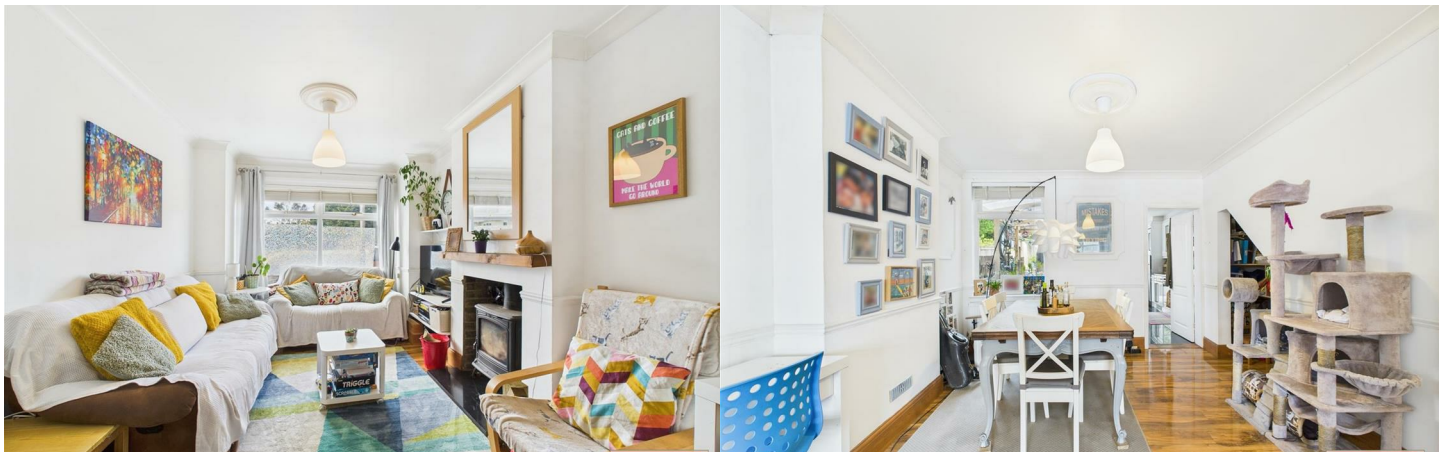
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## Front Garden

Block paved driveway to the front providing off road parking with steps up to the front door, gated side access leading round to rear garden.

## Entrance Hallway

Double glazed entrance door into entrance hallway, radiator, stairs off and door to lounge/diner.

## Lounge/Diner

24'2" x 10'11" (7.37m x 3.33m)

Lounge - Double glazed bay window to the front, multi fuel stove with mantle over, radiator and through to the dining area.

## Dining Area

8'8" x 7'0" (2.64m x 2.13m)

Double glazed window to rear, radiator, useful understairs shelved area and door to kitchen.

## Kitchen

13'8" x 9'0" (4.17m x 2.74m)

Well fitted comprising double bowl single drainer stainless steel sink unit with a mixer tap, excellent range of roll top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, wall mounted cupboard housing the boiler, double glazed window to side, through to conservatory and door to cloakroom.

## Downstairs Cloakroom

Low level W.C, wash hand basin, heated towel rail.

## Conservatory

UPVC built with radiator and door to outside.

## Landing

Access to loft, radiator, down lighting, built in storage cupboard, doors to bedroom one, bedroom two, bedroom three and family bathroom.

## Bedroom One

Two double glazed windows to front, radiator, downlighting.

## Bedroom Two

Double glazed window to rear, radiator and downlighting

## Bedroom Three

Double glazed window to rear, radiator and downlighting.

## Bathroom

Panel bath with shower and screen, pedestal wash hand basin with a mixer tap, low level W.C, heated towel rail, double glazed obscure window to side and downlighting.

## Rear Garden

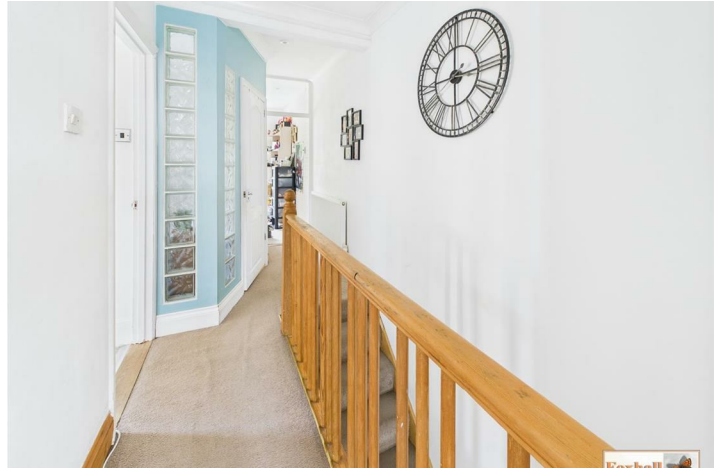
South facing rear garden with steps up to an excellent sized patio area perfect for entertaining, the garden itself is enclosed by timber fencing, mainly laid to lawn with flower and shrub border, with a cherry tree and to the rear of the garden is an outbuilding split into two sections one as a storage area and the other currently used for a music room.

## Agents Notes

Tenure - Freehold

Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



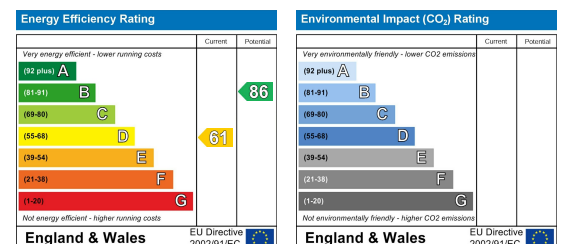
## Floor Plan



## 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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