

Foxhall



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Campbell Road

South East, Ipswich, IP3 9RE

Guide price £200,000



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WELL PROPORTIONED TWO BEDROOM END TERRACE HOUSE - VIESSMANN BOILER NEW IN FEBRUARY 2026 - SOUTH EAST IPSWICH LOCATION - LARGE REAR GARDEN - OFF ROAD PARKING - SOME COSMETIC IMPROVEMENT REQUIRED - UPSTAIRS WET ROOM AND ADDITIONAL DOWNSTAIRS W.C. - LOUNGE WITH OPEN FIREPLACE - KITCHEN WITH UNDERSTAIRS LARDER - CONSERVATORY

Foxhall Estate Agents are delighted to offer for sale this nicely proportioned two bedroom end terrace house situated on the south eastern side of Ipswich within a short drive of an excellent range of local amenities, shops and restaurants.

The property benefits from gas heating via new Viessmann boiler fitted in February and radiators, an upstairs wet room and an additional downstairs W.C., conservatory, glazed windows, off road parking to the front with a large rear garden. The property and garden does require some cosmetic improvement.

The accommodation comprises entrance hall, lounge, kitchen, conservatory, downstairs W.C., upstairs wet room and two good sized bedrooms.

Front Garden

Metal vehicular gate, pedestrian metal gate, pathway to the front door, mainly laid to lawn and some mature bushes and pedestrian access to the rear garden.

Entrance Hallway

Stairs to the first floor, door to the lounge, radiator and a small cupboard housing the fuse box.

Lounge

11'10" x 13'10" (3.62 x 4.23)

Original wooden floorboards, radiator, double glazed window to the front with a fitted blind, single glazed window to the side, feature fireplace which is an open fire and door through to the kitchen.

Kitchen

11'5" x 7'9" (3.48m x 2.36m)

Comprises of wall and base units with worksurfaces, cupboards and drawers. tiled floor, space and plumbing for a washing machine, tiled splash-back, Viessmann wall mounted boiler, space and plumbing for a dishwasher, standalone electric oven, Asterite sink and drainer unit with mixer tap over, space for a full height fridge freezer, door to the conservatory and access to the rear lobby.

Conservatory

8'0" x 8'8" (2.46 x 2.65)

Tiled flooring comprising of double glazed windows and doors, UPVC roof, stained glass accents, wall light, radiator and electric sockets.

Rear Lobby

Doors to the downstairs larder and the cloakroom W.C.

Cloakroom W.C.

Low Flush W.C., radiator, small double glazed window to the rear and tiled flooring.

Landing

Doors to bedrooms one, two and the bathroom, loft access, double glazed window to the side, coving and carpet flooring.

Bedroom One

14'10" x 10'5" (4.52m x 3.18m)

Carpet flooring, coving, double glazed window to the

front, single glazed windows to the left and to the right side, radiator and an airing cupboard over the stairs.

Bedroom Two

8'8" x 11'4" (2.65 x 3.47)

Carpet flooring, single glazed window to the rear, fitted blind and a radiator.

Shower Room

5'10" x 4'8" (1.79 x 1.44)

Wet room shower room with a Mira electric shower with a handheld and rainfall shower over, obscure single glazed window to the rear, extractor fan, pedestal hand wash basin, low flush W.C., fully tiled walls and wet room flooring.

Rear Garden

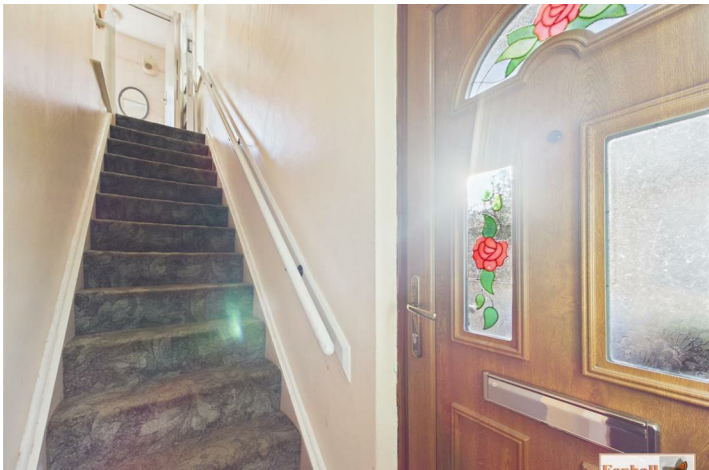
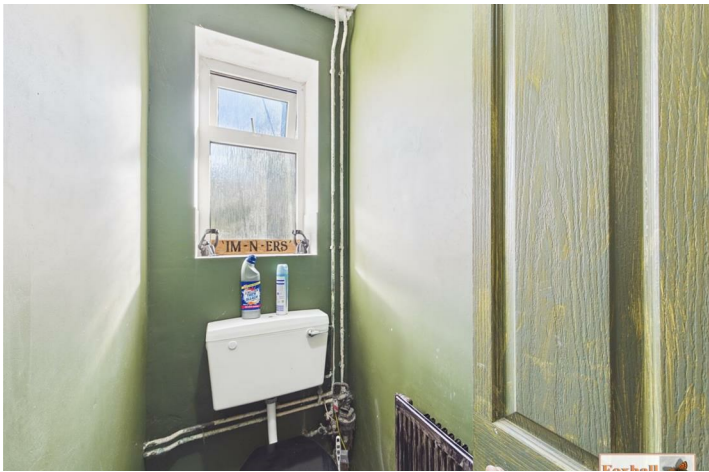
Large rear garden mainly laid to lawn, fence and gate part way to separate main garden. Sheds to stay.

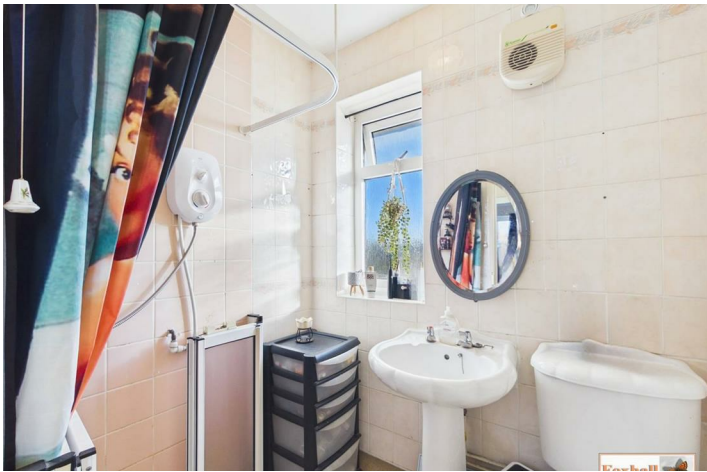
Agents Notes

Tenure - Freehold

Council Tax Band - A







Road Map



Hybrid Map



Terrain Map



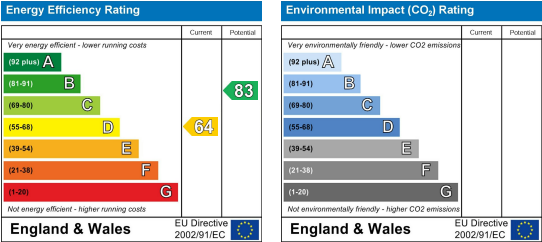
Floor Plan



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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