

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



Bull Road

East Ipswich, IP3 8GP

Guide price £149,950



Bull Road

East Ipswich, IP3 8GP

Guide price £149,950



Entrance Hallway

Entrance door leading up stairs to the landing, fuse box, two radiators, doors to the bedroom, kitchen/lounge/diner, bathroom, two double glazed windows to the rear with fitted blinds, coving, loft hatch and there is a cupboard with the condenser water tank and electric immersion.

Kitchen / Lounge / Diner

21'7" x 11'1" (6.58m x 3.38m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with a mixer tap over, tiled splash-back, vinyl flooring, plumbing and space for a washing machine, stainless steel gas oven and four ring hob with a stainless steel extractor over the top, radiator, coving, double glazed window to the front with fitted blinds, phone point and then through to the lounge / diner area which has two radiators, two double glazed windows to the front with fitted blinds, new carpet flooring, coving and aerial points. Cupboard housing the Ideal boiler which is regularly serviced.

Bedroom

14'0" x 7'10" (4.27m x 2.39m)

Double glazed window with fitted blinds to the front, radiator, new carpet flooring, coving, large walk-in cupboard with coving and a hanging space, phone point and aerial point.

Bathroom

8'5" x 6'3" (2.57m x 1.91m)

Panel bath with a mixer tap and shower over, low-flush W.C., vanity wash hand basin with hot and cold taps, vinyl flooring and a double glazed obscure window with fitted blinds.

Outside

Located on the feet of the coach house is an outside shed 12'8" x 3'1" and also a garage. To the front of the property is a large communal lawn area with pathway to the children's park area.

Garage

17'9" x 8'4" (5.41m x 2.54m)

Manual up and over door, no power and light.

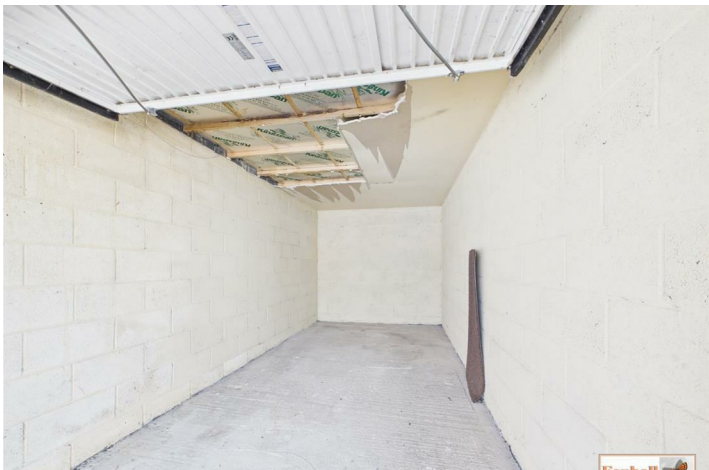
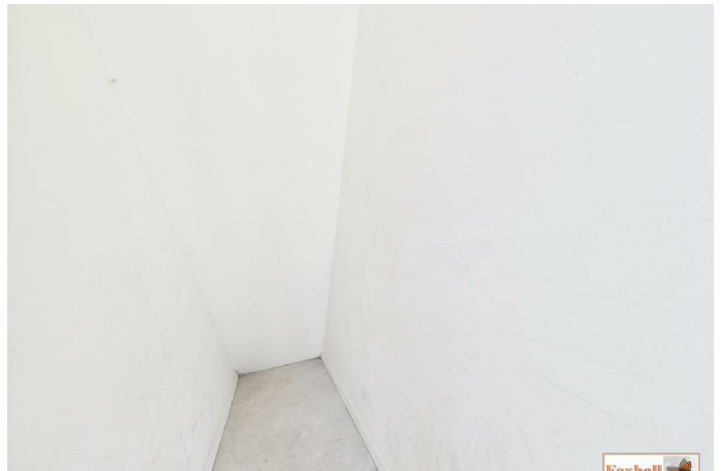
Agents Notes

Tenure - Freehold

Council Tax Band - A

Maintenance Charge £150 per year (Approx)







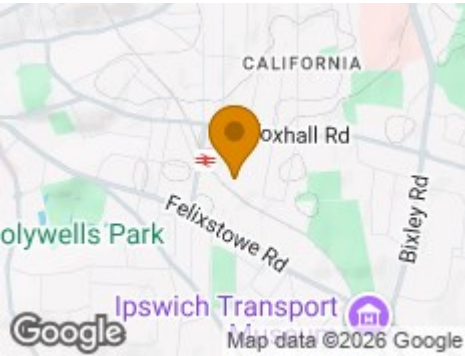
Road Map



Hybrid Map



Terrain Map



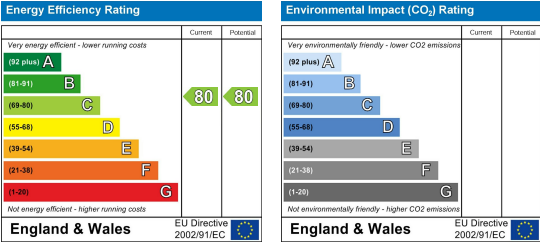
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.