

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



Campion Street

Felixstowe, IP11 6AH

Asking price £235,000



2



1



1



B



Campion Street

Felixstowe, IP11 6AH

Asking price £235,000



Front Garden

Driveway to the side of the property with parking for two vehicles one in front of the other, there is a small area of front garden with access round to the rear garden.

Entrance Hall

Obscure double glazed entrance door to entrance hall, fuse box, radiator, stairs to the first floor and doors to open plan kitchen breakfast /lounge area

Open Plan Kitchen Breakfast / Lounge Area

21'11" x 9'0" (6.68m x 2.74m)

Kitchen Breakfast Area - Well fitted comprising 1 1/4 bowl single drainer sink with a mixer tap, double glazed window to front with cupboards under, roll-top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, wall mounted cupboard housing combination boiler, under counter oven with hob over and extractor above, large breakfast bar area and through to lounge area and door to cloakroom.

Lounge Area - Two radiators, double glazed French style doors leading to the outside.

Cloakroom

4'10" x 2'9" (1.47m x 0.84m)

Low-level W.C., pedestal wash hand basin and a radiator.

Landing

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

Bedroom One

11'11" x 7'8" (3.63m x 2.34m)

Double glazed window to rear and a radiator.

Bedroom Two

12'0" x 7'8" (3.66m x 2.34m)

Two double glazed windows to the front, radiator and a fitted cupboard over the stairs.

Bathroom

5'11" x 5'7" (1.80m x 1.70m)

Panel bath with a mixer tap and separate shower over and screen, low-level W.C., pedestal wash hand basin, radiator, and obscure double glazed window to side.

Rear Garden

Enclosed by timber fencing, high-level to one side, mainly laid to lawn with a garden shed which we understand from the vendor is to remain.

Agents Notes

Tenure - Freehold

Council Tax Band - B

There is a management company known as Norwich Residential Management Limited associated with Trelawny Place. There is a yearly fee payable until the development is complete of £84.13.

Please note that vendor will be taking the EV charger.







Foxhall 



Foxhall 

Road Map



Hybrid Map



Terrain Map



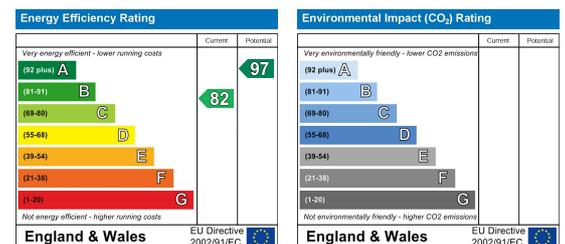
Floor Plan



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