

Foxhall



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Vale View Road

Sproughton, Ipswich, IP8 3FS

Price £170,000



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DISCOUNTED MARKET VALUE SCHEME - LESS THAN 1 YEAR OLD - DUAL ASPECT KITCHEN/DINING/LIVING ROOM WITH JULIETTE BALCONY - TWO DOUBLE BEDROOMS - POPULAR SPROUGHTON LOCATION

Foxhall Estate Agents are delighted to offer for sale this immaculately presented two bedroom second floor apartment situated in the sought after Wolsey Grange development in Sproughton. Located just a few minutes away from multiple supermarkets, shops and amenities there is easy access via London Road into the town centre and further afield via the A14/12 at Copdock.

The apartment itself comprises of an entrance hallway with airing/storage cupboard, large lounge/dining/kitchen area with Juliette balcony, two good size double bedrooms and family bathroom. Further benefiting from allocated resident and visitor parking.

The property is being sold under Babergh & Mid Suffolk council's discounted market value scheme. The full market value is £212,500. Please contact us for more information.

Communal Entrance

Secure communal entrance doorway with intercom system, carpeted flooring, stairs to both floors and front door to the apartment.

Hallway

Doors to the kitchen/dining/living room, both bedrooms, the bathroom and storage cupboard. Rear aspect double glazed window, radiator, laminate flooring.

Kitchen / Dining / Living

23'11" x 12'6" (7.29m x 3.81m)

The kitchen comprises base and eye level shaker style units, square edge worktops, integrated electric oven and gas hob with stainless steel extractor over. Integrated fridge/freezer, integrated dishwasher, integrated washing machine and integrated sink and drainer. There are front aspect double glazed French doors to the Juliette balcony, rear aspect double glazed window, two radiators and laminate flooring.

Bedroom One

Front aspect double glazed window, radiator, carpeted flooring.

Bedroom Two

Front aspect double glazed window, radiator, carpeted flooring.

Bathroom

6'6" x 6'4" (1.98m x 1.93m)

Panel bath with stainless steel mixer taps, handheld shower attachment and glass shower screen. Pedestal hand wash basin, low level W.C, heated towel rail, half tiled walls, vinyl flooring.

Parking

There is one allocated parking space for this apartment, there is a further shared visitor space and unrestricted street parking on the road itself.

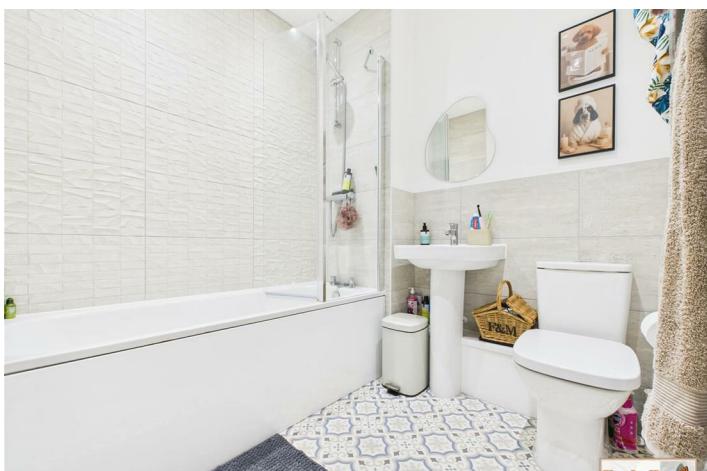
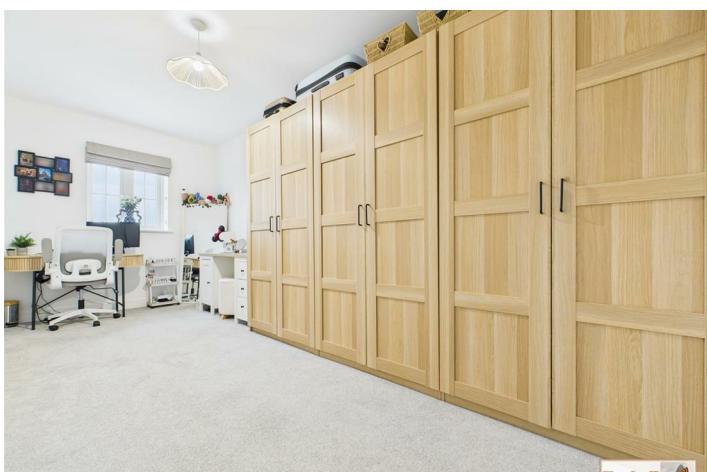
Agents Notes

Tenure - Leasehold

Council Tax Band - A

124 years remaining on the lease. Service charge £942.50 pa.

Under the discounted market value scheme the property cannot be purchased as a buy to let or second home. Please contact us for more information.





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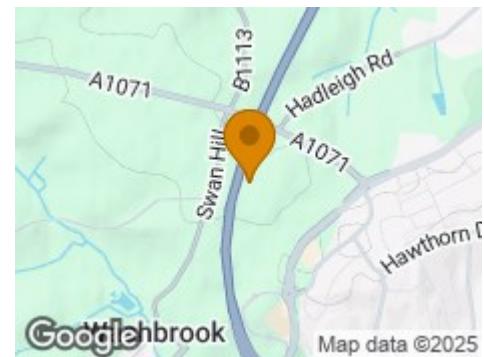
Road Map



Hybrid Map



Terrain Map



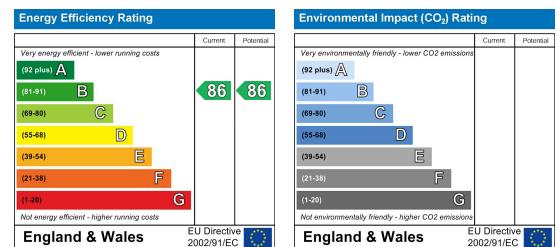
Floor Plan



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.