

Foxhall



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Melville Road

East Ipswich, IP4 1PN

Asking price £200,000



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Front Garden

Enclosed to half height fencing, the front garden is mainly laid to patio with a tiled path to the front door.

Entrance Hallway

Front aspect modern UPVC front door into entrance hallway, stairs up to the first floor, side aspect door into the lounge / diner, radiator and laminate flooring.

Lounge / Diner

22'2" x 10'6" (6.76m x 3.20m)

Front aspect double glazed window, radiator and laminate flooring and through to the dining area which has rear aspect double glazed window, understairs storage cupboard, radiator, laminate flooring and rear aspect door to the kitchen.

Kitchen

8'11" x 8'6" (2.72m x 2.59m)

Base and eye-level units, rolled edged worktops and tiled splash-backs, integrated electric oven and gas hob with extractor over, integrated stainless steel sink and drainer, space for an undercounter fridge and freezer, space for a washing machine, space for a dishwasher, side aspect double glazed window, lino flooring and rear aspect door into the lobby.

Lobby

Large storage cupboard, side aspect UPVC double glazed door into the rear garden, lino flooring and a rear aspect door to the bathroom.

Bathroom

7'10" x 6'1" (2.39m x 1.85m)

Four piece suite comprising panel bath with stainless steel mixet tap, corner shower unit with Triton Excite Plus electric shower, hand wash basin into vanity unit, enclosed cistern low-level W.C., stainless steel heated

towel rail, side aspect double glazed frosted window, half tiled walls and tiled flooring.

Landing

Doors to all bedrooms, overstairs storage cupboard, loft access and carpeted flooring.

Bedroom One

11'9" x 11'0" (3.58m x 3.35m)

Two built-in wardrobes, two front aspect double glazed windows, radiator and laminate flooring.

Bedroom Two

10'10" x 8'7" (3.30m x 2.62m)

Rear aspect double glazed window, feature fireplace, radiator and laminate flooring.

Bedroom Three

8'11" x 8'5" (2.72m x 2.57m)

Rear aspect double glazed window, radiator and laminate flooring.

Rear Garden

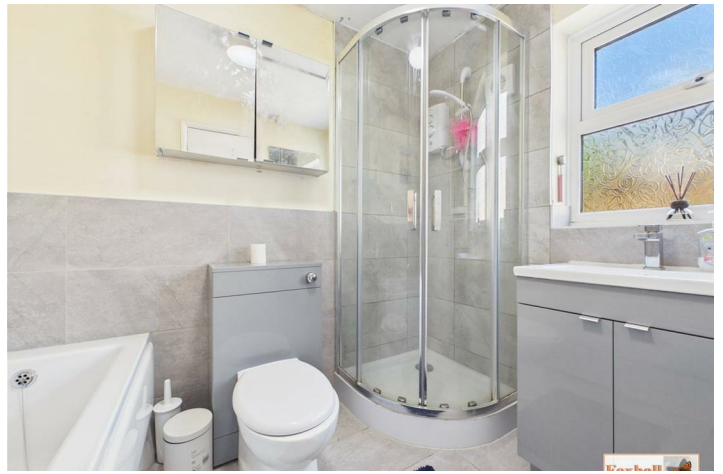
Enclosed to a mixture of panel fencing, low wire fencing and hedging. The rear garden is mainly laid to lawn with a large decking area, wooden storage shed and gated rear access.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



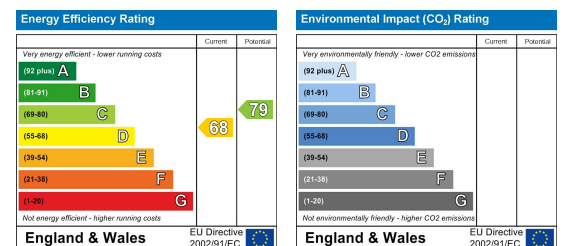
Floor Plan



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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