

# Foxhall



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## Elliott Street

Close to Town Centre, Ipswich, IP1 2HN

Asking price £135,000



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## Lounge

10'10" x 10'9" (3.30m x 3.28m)

Entrance door into the lounge, double glazed window to front, night storage heater and door to dining room.

## Dining Room

10'10" x 10'9" (3.30m x 3.28m)

Slimline electric heater, tiled fire surround, double glazed window to rear, door to stairs and door to the kitchen.

## Kitchen

11'0" x 6'8" (3.35m x 2.03m)

Comprising single drainer stainless steel sink unit with cupboard and appliance space under, roll-top worksurfaces with cupboards and appliance space under, wall mounted cupboard over, shelving, double glazed window to side, under stairs storage cupboard, obscure double glazed door to outside and door to the rear lobby.

## Rear Lobby

Tiled flooring and door to the bathroom.

## Bathroom

8'1" x 6'7" (2.46m x 2.01m)

Panel bath, pedestal wash hand basin, low-level W.C., tiled flooring, electric wall mounted heater (not tested) and obscure double glazed window to side.

## Landing

Access to the loft and doors to all bedrooms.

## Bedroom One

10'10" x 9'8" (3.30m x 2.95m)

Double glazed window to front, electric slimline heater and built-in wardrobe.

## Bedroom Two

10'10" x 6'0" (3.30m x 1.83m)

Double glazed window to rear, electric slimline heater,

laminated style flooring and built-in airing cupboard housing the hot water tank.

## Bedroom Three

8'0" x 6'8" (2.44m x 2.03m)

Double glazed window to rear, laminated style flooring and a night storage heater.

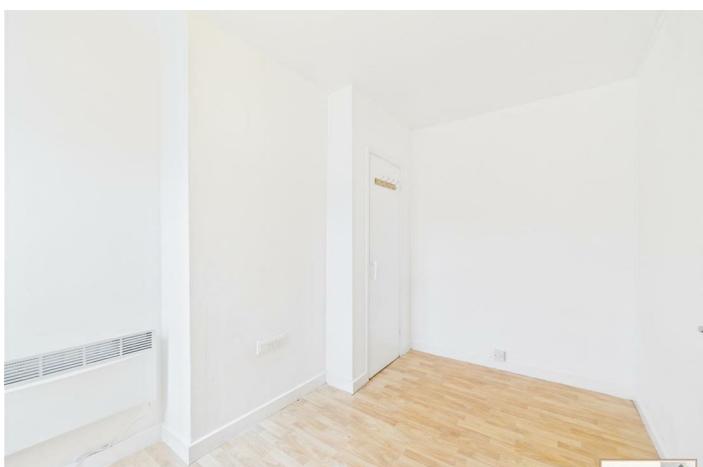
## Rear Garden

Enclosed by timber fencing and paved with an easterly aspect.

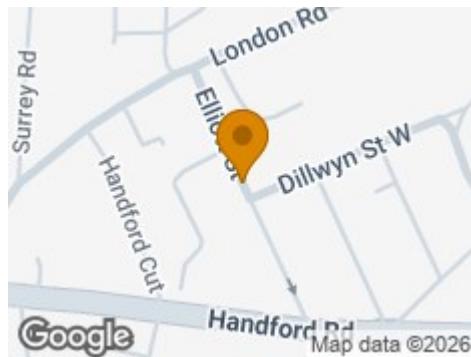
## Agents Notes

Tenure - Freehold

Council Tax Band - A



## Road Map



## Hybrid Map



## Terrain Map



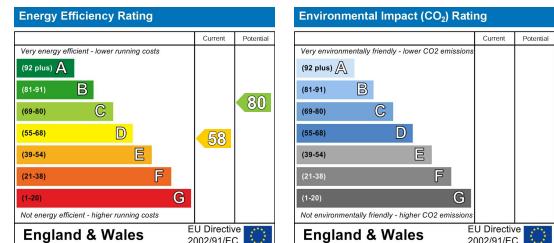
## Floor Plan



## 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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