

Foxhall



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Philip Road

South West Ipswich, IP2 8BQ

Asking price £235,000



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Front Garden

Enclosed to half height brick wall, the front garden is laid to stone with pavers, two flowerbeds and a pathway leading to the front door.

Entrance Hallway

Doors to the lounge, dining room, kitchen and rear garden, two built-in storage cupboards, stairs to the first floor, radiator and laminate flooring.

Lounge

12'0" x 10'10" (3.68 x 3.32)

Front aspect double glazed bay window, radiator and laminate flooring.

Dining Room

11'8" x 10'4" (3.58 x 3.16)

Rear aspect double glazed French doors to the garden, radiator and laminate flooring.

Rear Lobby

Side aspect door to the rear garden and through to the kitchen.

Kitchen

9'0" x 8'3" (2.75 x 2.53)

Comprising of base and eye-level units, square edge worktops and tiled splash-back, integrated electric oven and electric hob with stainless steel extractor over, integrated sink and mixer tap, space for a fridge freezer, side aspect double glazed window, radiator and lino flooring. Open through to the utility room.

Utility Room

7'6" x 5'11" (2.31 x 1.81)

Oak effect worktop, hand wash basin with stainless steel mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator, side aspect UPVC double glazed door into the garden, side aspect double glazed window and tiled flooring.

Downstairs W.C.

6'11" x 2'11" (2.12 x 0.89)

Low-level W.C., wall mounted hand wash basin, side and rear aspect frosted double glazed windows, half tiled walls and tiled flooring.

Landing

Doors to both bedrooms, the shower room and a large walk-in storage room, overstairs storage cupboard, loft access, radiator and laminate flooring.

Bedroom One

15'9" x 10'10" (4.80m x 3.30m)

Front aspect double glazed bay window, further front aspect double glazed window, feature fireplace, radiator and laminate flooring.

Bedroom Two

11'9" x 10'4" (3.60 x 3.16)

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

Walk-in Storage Room

5'6" x 4'5" (1.69 x 1.36)

Side aspect double glazed window, laminate flooring and a wall mounted boiler.

Shower Room

8'4" x 8'3" (2.54m x 2.51m)

Shower cubicle with stainless steel riser, handheld and rainfall shower attachments with tiled walls and glass screen, low-level W.C., hand wash basin into vanity unit, towel rail, rear aspect frosted double glazed window and tiled flooring.

Rear Garden

Mainly laid to lawn with a hardstanding seating area with gated side access round to the front of the property.

Agents Notes

Tenure - Freehold
Council Tax Band - B



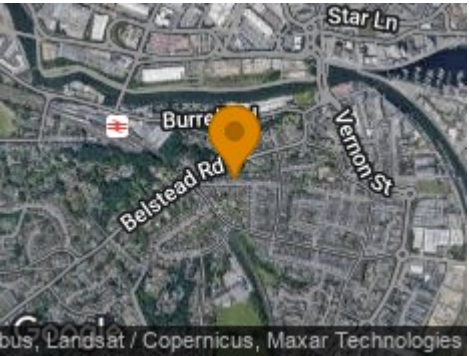




Road Map



Hybrid Map



Terrain Map



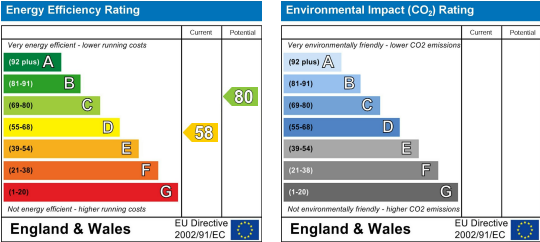
Floor Plan



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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