

Foxhall



Estate Agents

**625 Foxhall Road
Ipswich IP3 8ND**

01473 721133

info@foxhallestateagents.co.uk

**Unit 4, Ropes Drive
Kesgrave IP5 2FU**

01473 613296

www.foxhallestateagents.co.uk



Sandhurst Avenue

East Ipswich, IP3 8DU

Offers in excess of £300,000



Sandhurst Avenue

East Ipswich, IP3 8DU

Offers in excess of £300,000



Front Garden

To the front there is an area laid to patio slabs providing off road parking, the remainder is a mixture of flower and shrub beds.

Entrance Hallway

Period front door with stained glass surrounding, doors to the under stairs cupboard, lounge, dining room and kitchen, stairs to the first floor, radiator, wooden flooring.

Lounge

12'4" x 10'10" (3.76 x 3.31)

Front aspect double glazed bay window, recently installed wood burner, radiator, wooden flooring.

Dining Room

15'0" x 9'9" (4.59 x 2.98)

Rear aspect french doors into the Sunroom, radiator, wooden flooring.

Kitchen

11'10" x 6'10" (3.61 x 2.1)

Base and eye level units, rolled edge worktops with tiled splashbacks, integrated electric oven, integrated electric hob, integrated fridge, integrated freezer, integrated stainless steel sink and drainer. Wall mounted Valliant boiler, side aspect double glazed window, laminate flooring, rear aspect door into the Sunroom.

Sunroom

14'5" x 6'1" (4.41 x 1.86)

Rear aspect sliding doors into the garden, door to the potential w.c./utility cupboard, side aspect double glazed window, laminate flooring.

Landing

Side aspect double glazed window, doors to all

bedrooms, the shower room and the w.c. carpeted flooring.

Bedroom One

11'10" x 11'2" (3.62 x 3.42)

Front aspect double glazed bay window, radiator, carpeted flooring.

Bedroom Two

10'10" x 9'9" (3.31 x 2.98)

Rear aspect double glazed window, storage cupboard housing the water tank, radiator, carpeted flooring.

Bedroom Three

8'5" x 6'7" (2.58 x 2.03)

Front aspect double glazed window, radiator, carpeted flooring,

Shower Room

Corner shower cubicle with Mira electric shower, stainless steel shower attachment, tiled walls. Low level w.c., pedestal wash basin, radiator, rear aspect frosted double glazed window, laminate flooring.

W.C

Side aspect frosted double glazed window, low level two in one toilet and sink, laminate flooring.

Rear Garden

The Easterly facing rear garden is mainly laid to lawn with a patio area and a variety of mature shrubs.

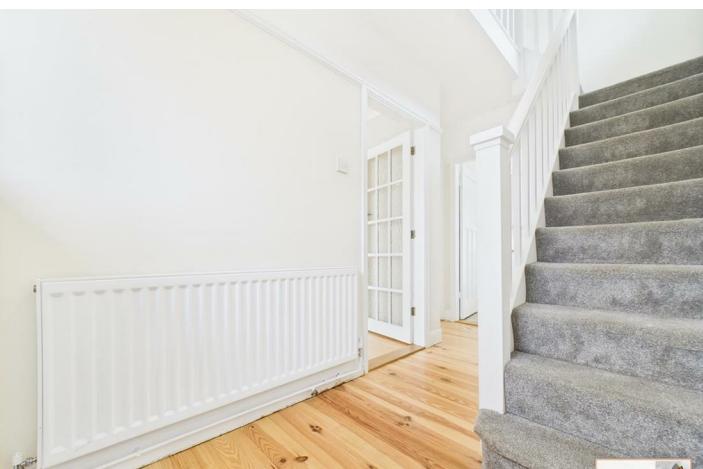
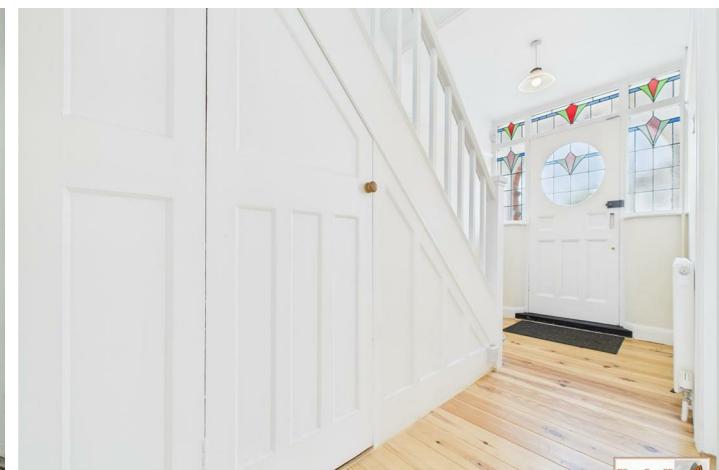
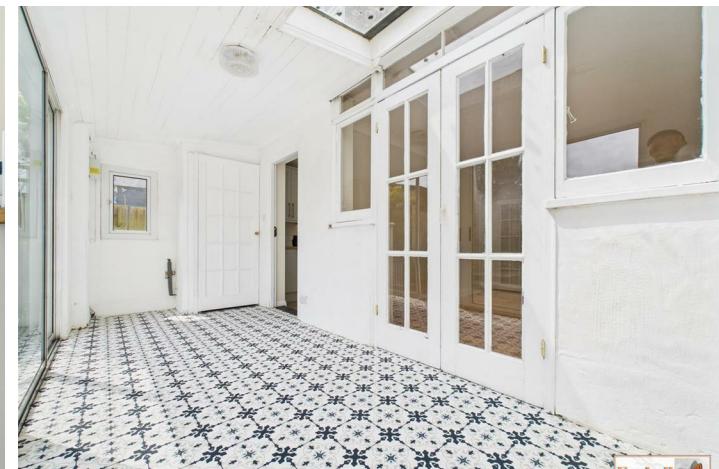
Parking & Garage

There is off road parking for multiple vehicles to both the front and the side of the property, to the rear there is a detached one and a half length garage with up and over door.

Agents Notes

Tenure - Freehold
Council Tax Band - C



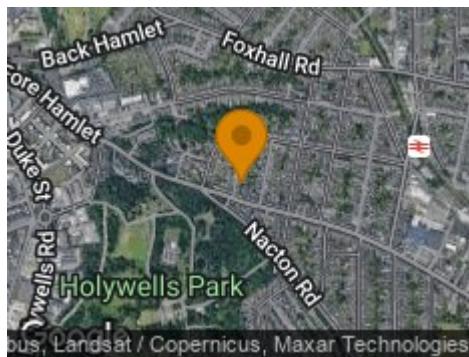




Road Map



Hybrid Map



Terrain Map



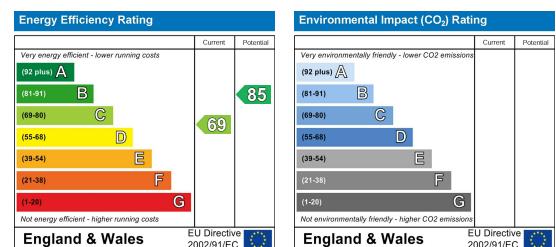
Floor Plan



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.