

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Adelaide Road

Australian Estate, Ipswich, IP4 5PR

Price £300,000



3



1



2



Adelaide Road

Australian Estate, Ipswich, IP4 5PR

Price £300,000



Front Garden

There is a drive providing off-road parking in turn leading to the garage, the remainder of the front garden is laid to lawn with mature shrubs and flowers and paved access giving access to the entrance porch and gated access to the rear garden.

Entrance Porch

Accessed via UPVC double glazed double doors with tile effect flooring and leaded light door giving access to the entrance hallway.

Entrance Hallway

Stairs rising to the first floor with storage cupboard under, radiator, carpeted flooring, picture rail and doors giving access to lounge, dining room and kitchen.

Lounge

12'4" x 11'11" (3.76m x 3.63m)

UPVC double glazed bay window to front, radiator, textured ceiling, picture rail, feature fireplace with gas flame effect fire inset, carpeted flooring, double sliding doors giving access to the dining room.

Dining Room

11'1" x 10'3" (3.38m x 3.12m)

Double glazed window to rear overlooking the garden, radiator, picture rail, textured ceiling, carpeted flooring and a radiator.

Kitchen / Breakfast Room

17'8" x 7'6" (5.38m x 2.29m)

UPVC double glazed window to the side and a double glazed window to side, double glazed patio door giving access to the garden, part tiled floor and part tile effect vinyl flooring, space for a cooker, radiator, single drainer stainless steel sink with a mixer tap inset in a rolled edge worksurface with cupboards under and above, space and plumbing for a dishwasher, wall mounted Baxi boiler,

space and plumbing for a washing machine, space for a fridge freezer, smooth ceiling and tiled splash-backs.

Landing

UPVC double glazed window to side, smooth ceiling giving loft access, carpeted flooring and doors giving access to all bedrooms and the bathroom.

Bedroom One

12'11" x 11'3" (3.94m x 3.43m)

UPVC double glazed window to front, radiator, carpeted flooring, cupboard housing water tank, picture rail, smooth ceiling and carpeted flooring.

Bedroom Two

11'1" x 11'1" (3.38m x 3.38m)

UPVC double glazed window to rear with views over the garden, radiator, carpeted flooring and a storage cupboard.

Bedroom Three

7'8" x 6'8" (2.34m x 2.03m)

UPVC double glazed window to front, radiator, picture rail, smooth ceiling, carpeted flooring, built-in hanging space and cupboard.

Bathroom

6'7" x 5'11" (2.01m x 1.80m)

UPVC double glazed window to side, low-level W.C., pedestal wash hand basin, bath with a mixer tap and shower attachment and independent shower over, tile effect flooring, smooth coved ceiling and a radiator.

Rear Garden

Commences with a paved patio area with the remainder being laid to lawn with mature shrubs, greenhouse and a further patio area and gated access to the front of the property.

Garage

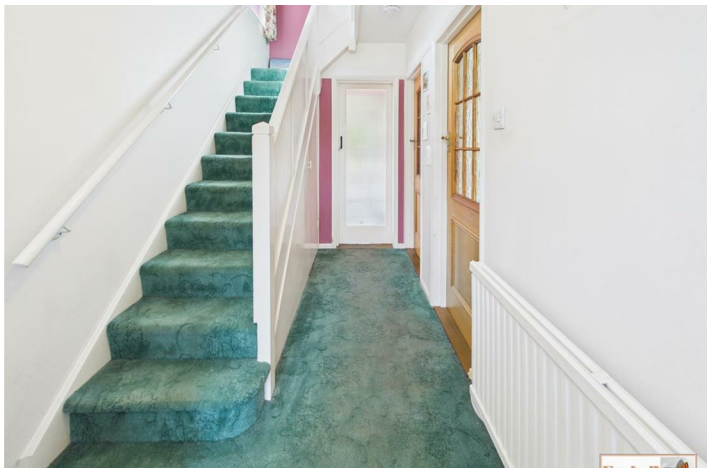
16'6" x 8'9" (5.03m x 2.67m)

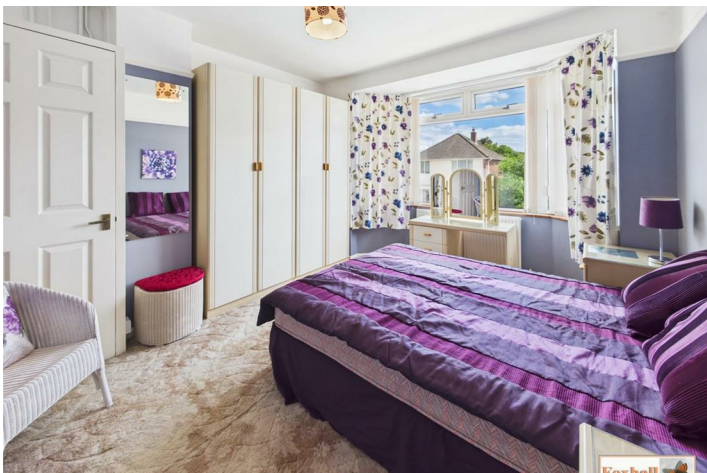
Up and over door with double glazed door giving access to the garden with window to rear and power and lighting.

Agents Notes

Tenure - Freehold

Council Tax Band - C







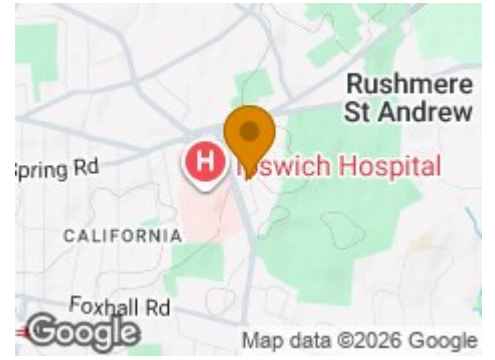
Road Map



Hybrid Map



Terrain Map



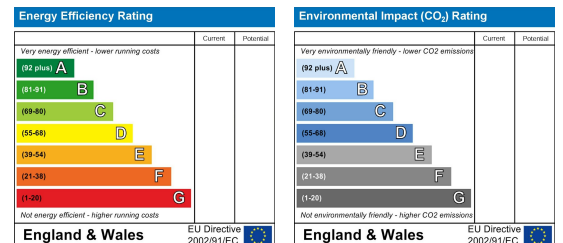
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.