

# Foxhall



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## Lulworth Avenue

East Ipswich, IP3 8RW

Asking price £339,950



3



1



2



# Lulworth Avenue

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## Front Garden

Block paved frontage offering an excellent area of off-road parking with driveway leading to the brick built garage, to the side of the garage is a gate giving side pedestrian access to the rear garden and at the rear of the garage is a potting shed.

## Entrance Porch

Obscure double glazed entrance door to entrance porch with further obscure glazed entrance door to entrance hallway.

## Entrance Hallway

Radiator, telephone point, coved ceiling, bevel glass door and side panels leading to the dining room and doors to.

## Bedroom One

11'0" x 9'9" (3.35m x 2.97m)

Floor to ceiling wall length fitted wardrobes, radiator, double glazed window to the front and coved ceiling.

## Bedroom Two

10'9" x 10'7" (3.28m x 3.23m)

Double glazed window to the front, radiator and coved ceiling.

## Bedroom Three

10'5" x 7'9" (3.18m x 2.36m)

Double glazed window to the side and a radiator.

## Shower Room

8'1" x 6'5" (2.46m x 1.96m)

Refurbished in 2020 with walk-in shower, wash hand basin with a mixer tap with cupboards under, low-level W.C., obscure double glazed window to side, heated towel rail, radiator, built-in airing cupboard housing water tank, access to the loft which we understand from the vendor has a ladder with light and boarding.

## Lounge

14'10" x 11'1" (4.52m x 3.38m)

Coved ceiling, two radiators and double glazed patio doors to outside.

## Dining Room

10'8" x 6'10" (3.25m x 2.08m)

Double glazed window to rear, radiator and coved ceiling.

## Kitchen

8'2" x 7'9" (2.49m x 2.36m)

Comprising 1 1/4 bowl single drainer stainless steel sink unit with cupboards under, roll-top worksurfaces with drawers and cupboards under with wall mounted cupboards over, double glazed window to rear, wall mounted cupboard housing the Worcester boiler and obscure door to the utility room.

## Utility Room

6'0" x 4'8" (1.83m x 1.42m)

Roll-top worksurfaces with appliance space for two under, obscure double glazed window to front, obscure double glazed door to outside, tiled floor and door to cloakroom.

## Cloakroom

Low-level W.C., wash hand basin, obscure double glazed window to the side and tiled flooring.

## Rear Garden

Enclosed by timber fencing with a large paved patio area, mainly laid to lawn with well stocked flower and shrub borders. We understand from the vendor that the greenhouse and garden shed are to remain.

## Agents Notes

Tenure - Freehold

Council Tax Band - D

Subject to Probate which is in the process of application







## Road Map



## Hybrid Map



## Terrain Map



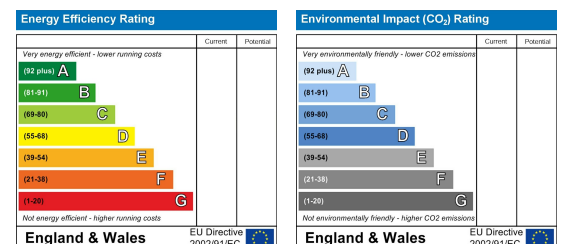
## Floor Plan



## 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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