

# Foxhall



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## Hill House Road

East Ipswich, IP3 8AP

Offers in excess of £210,000



3



1



2



# Hill House Road

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## Front Garden

Enclosed via a mid height brick wall, mostly laid to lawn with flowerbed brick border, a hardstanding concrete pathway leading to the front door and a side passage down the left hand side which leads to a gate going into the rear garden.

## Lounge

13'2" x 10'3" (4.01m x 3.12m)

Entry via an obscure door facing the front with a double glazed obscure window above, double glazed window facing the front, laminate flooring, radiator, feature enclosed open chimney breast with open access to a mid lobby.

## Mid Lobby

Access to the stairs to the first floor, leading towards a dining room and another opening which leads to an understairs storage area.

## Dining Room

13'3" x 10'4" (4.04m x 3.15m)

Double glazed window facing the rear, laminate flooring and a radiator with a step down into the opening of the kitchen and there is also access to a breakfast bar from the dining room which sits two comfortably.

## Kitchen

9'3" x 8'5" (2.82m x 2.57m)

Double glazed window facing the side, wall mounted Baxi combi boiler, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for an oven, space for a fridge freezer, stainless steel 1 1/2 sink bowl and drainer unit, laminate flooring, tiled splash-back, access to more breakfast bar area that sits one comfortably and a door to the rear lobby.

## Rear Lobby/Utility Space

12'4" x 2'5" (3.76m x 0.74m)

Double glazed window facing the rear, double glazed door going out into the rear garden, radiator, tiled flooring, wall units with two cupboard spaces, space for a fridge or a freezer or tumble dryer and a door into the bathroom.

## Bathroom

7'6" x 5'6" (2.29m x 1.68m)

Two double glazed obscure windows to the side, panel bath with a mixer tap and a shower over with a glass swing screen, pedestal wash hand basin with a mixer tap, low-flush W.C., radiator, extractor fan and lino flooring.

## Landing

Access to the loft, laminate flooring and doors to bedrooms one, two and three.

## Bedroom One

13'0" x 10'3" (3.96m x 3.12m)

Two double glazed windows facing the front and a radiator.

## Bedroom Two

10'7" x 10'6" (3.23m x 3.20m)

Double glazed window facing the rear, overstairs storage cupboard and a radiator.

## Bedroom Three

9'4" x 8'6" (2.84m x 2.59m)

Double glazed window facing the rear and a radiator.

## Rear Garden

Fully enclosed north westerly facing rear garden which is fully enclosed via panel fencing with access to a shed, mostly laid to lawn with flowerbed borders and a side

passageway that leads to a side gate enclosed by a brick wall with access to an outside tap.

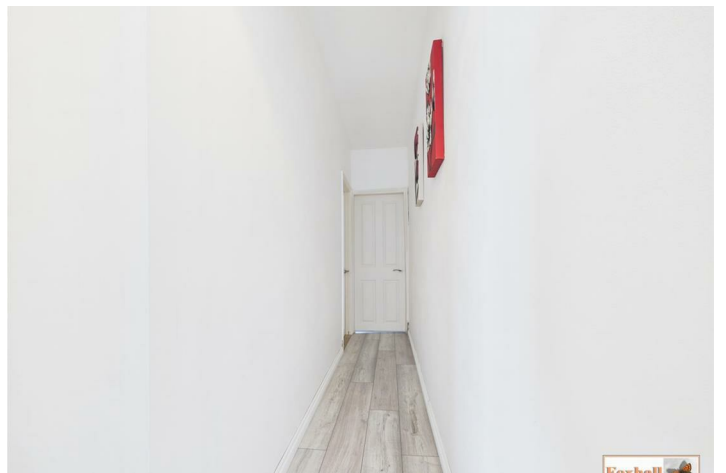
### Agents Notes

Tenure - Freehold

Council Tax Band - B

The Cul De Sac Offers Permit Parking Only.







## Road Map



## Hybrid Map



## Terrain Map



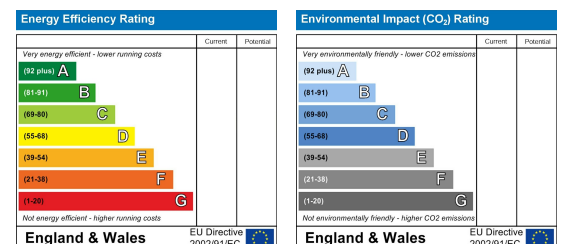
## Floor Plan



## 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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