

Foxhall



Estate Agents

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Portland Way

Great Blakenham, Ipswich, IP6 0GG

Guide price £240,000



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Front Garden

Landscaped front garden mostly laid with shingle stone perfect for flower pots and a pathway to the front door.

Entrance Hall

Entry via a double glazed obscure door facing the front, radiator, laminate flooring, access to the stairs, doors to the kitchen, cloakroom W.C. and the lounge/diner.

Cloakroom W.C

Extractor fan, pedestal wash hand basin with a mixer tap, tiled splash-back, low-flush W.C., radiator and tiled flooring.

Kitchen

10'3" x 7'8" (3.12m x 2.34m)

Double glazed window facing the front which is half obscured, wall and base fitted units with cupboards and drawers, roll-top worksurfaces, splash-back boarding, plumbing for a washing machine, built-in oven, gas hob and a cooker hood above, integrated fridge freezer, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, radiator and tiled flooring.

Lounge/Diner

15'5" x 14'8" (4.70m x 4.47m)

Double glazed window facing the rear, double glazed double French style doors facing the rear going out into the rear garden, laminate flooring, two radiators, understairs cupboard and plenty of room for dining.

Landing

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

Bedroom One

12'6" x 8'4" (3.81m x 2.54m)

Two double glazed windows facing the front, built-in double wardrobes and a radiator.

Bedroom Two

10'10" x 8'1" (3.30m x 2.46m)

Double glazed window facing the rear and a radiator.

Bedroom Three

7'11" x 6'3" (2.41m x 1.91m)

Double glazed window facing the rear and a radiator.

Bathroom

8'1" x 6'3" (2.46m x 1.91m)

Extractor fan, stainless steel heated towel rail, cupboard housing the Alpha combi boiler which is original with the property 13 years old and is regularly serviced. low-flush W.C., pedestal wash hand basin with a mixer tap, panel bath with a mixer tap and a shower over, tiled splash-back and tiled flooring.

Rear Garden

Fully enclosed landscaped facing rear garden, mainly made up of patio and pathway with a feature pergola, flowerbed and shingle borders, fully enclosed by panel fencing, outside tap and power and a gate to the rear which gives you access to the parking area.

Parking Area

The property has two allocated parking bays situated at the rear of the property.

Agents Notes

Tenure - Freehold
Council Tax Band - B

Please note that this property comes with a Land Maintenance Charge which is £25.00 per month.

Pursuant to the Estate Agents Act Section 21 we are obliged to advise that the vendor of the property is related to a member of staff at Foxhall Estate Agents.







