

Foxhall



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Foxhall Road

East Ipswich, IP3 8HT

Guide price £210,000



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Front Garden

Mid height brick wall with a metal gate, low maintenance front garden laid to paving slabs and a pathway to the front door.

Porch

Door into the porch with a light and further glass door into the entrance hallway.

Entrance Hallway

Radiator, wooden glazed door to the lounge and the dining room, access to a box with the fuse boards and stairs up to the first floor.

Lounge

11'10" x 11'5" (3.61m x 3.48m)

Double glazed hardwood bay window with fitted slated blinds, radiator, coving, dado rails, feature fireplace with electric fire, there is a previous gas point which has been capped off, aerial point and wall lights.

Dining Room

12'2" x 11'10" (3.71m x 3.61m)

Carpet flooring, coving, double glazed hardwood window to the rear, radiator, feature fireplace with marble background and electric fire, there is also a gas point which has been capped off, aerial point and a wooden glazed door that goes through to the kitchen.

Kitchen

8'11" x 7'11" (2.72m x 2.41m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with separate hot and cold taps, double glazed hardwood window to the side with fitted blind, tiled flooring, freestanding Hotpoint electric oven (to stay), understairs storage area suitable for a full height

fridge freezer as there is power and also a light, Frigidaire fridge freezer is to stay, aerial point, bespoke shelving areas, splash-back tiling, wooden glazed door to the lean-to and a small rear lobby with skylight which leads to a door through to the bathroom.

Lean-to

5'0" x 4'3" (1.52m x 1.30m)

Tiled floor, shelves, glass and wood construction and a wooden glass door with fitted roller blind out to the rear garden.

Bathroom

7'8" x 7'0" (2.34m x 2.13m)

Comprising of a low-flush W.C., pedestal wash hand basin, panelled bath with a mixer tap and shower over with a foldable shower enclosure, vinyl flooring, double glazed obscure hardwood window at the rear with fitted blind, two radiators and fully tiled walls.

Landing

Doors to bedrooms one, two and three and a cupboard for storage and has access to the loft.

Bedroom One

15'3" x 11'5" (4.65m x 3.48m)

Two double glazed hardwood windows to the front, aerial point, radiator, carpet flooring and coving.

Bedroom Two

Double glazed hardwood window to the rear, carpet flooring, radiator, coving and fitted cupboards, drawers and bookcase all to stay.

Bedroom Three

8'10" x 7'11" (2.69m x 2.41m)

Double glazed hardwood window to the rear, carpet

flooring, radiator and a cupboard housing the Baxi combination boiler which is only 3 years old and regularly serviced.

Rear Garden

16'9" x 68'2" (5.108 x 20.8)

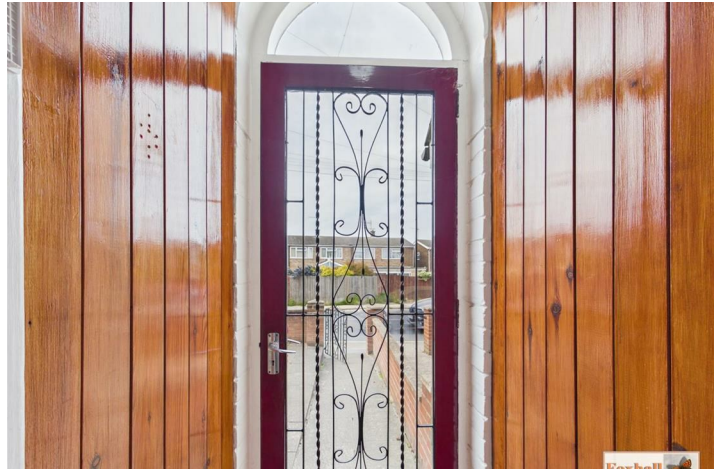
Fully enclosed rear garden with a patio area, pathway to the rear, raised border with pebbles, mainly laid to grass with mature planting, low height brick wall, greenhouse, medium sized shed and a larger shed to the rear both to stay and off road parking for two vehicles accessible via a double vehcicular gate and a private road at the rear. There are outside electric points, outside tap and a small pond.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



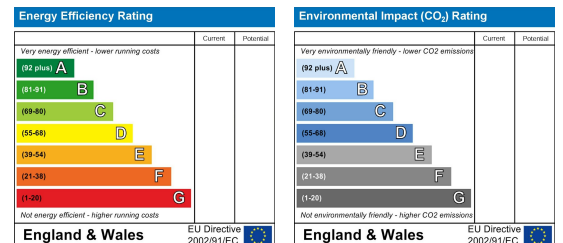
Floor Plan



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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