

Foxhall



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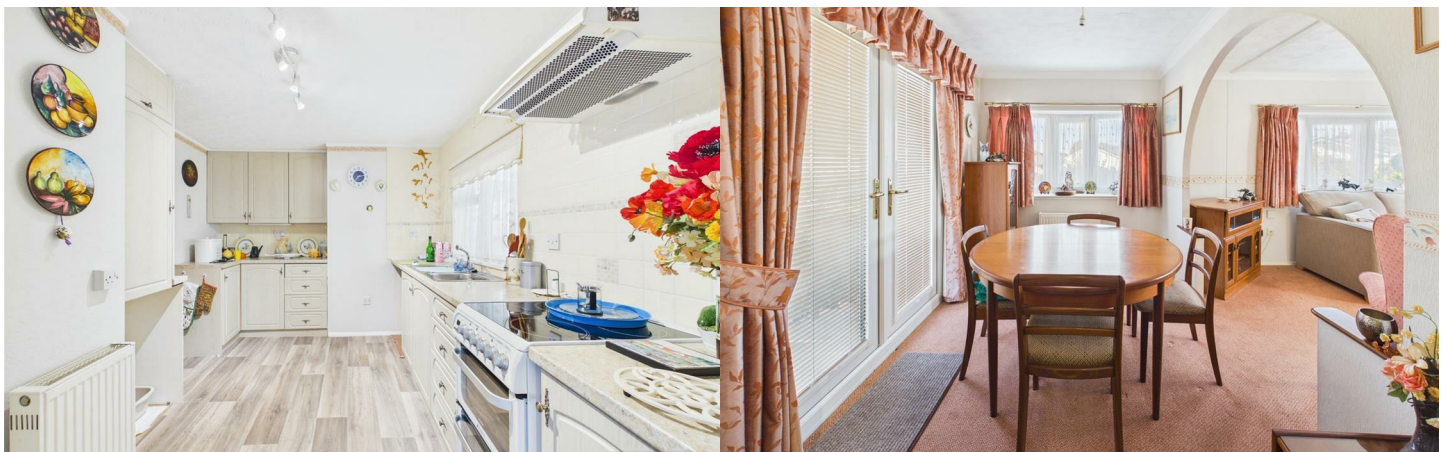
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Heathlands Park, Foxhall Road,

East Ipswich, IP4 5SZ

Asking price £90,000



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Entrance Hallway

15'0" x 3'1" (4.58 x 0.95)

Obscure double glazed entrance door to entrance hallway, radiator, cupboard with sliding door housing the Worcester boiler (not tested), to the side is a further shelved storage area and doors to.

Bedroom One

11'11" x 7'8" (3.63m x 2.34m)

Double glazed window to front, radiator, wardrobes with mirror fronted sliding doors and door to the conservatory and sliding door to the W.C.

En-Suite Cloakroom

4'2" x 3'5" (1.28 x 1.05)

Wash basin, low level W.C., double glazed window to side, radiator, approached via a sliding door.

Conservatory

13'11" x 5'11" (4.25 x 1.81)

Double glazed window to three sides, radiator, electric heated and double glazed door to the rear.

Bedroom Two

9'2" x 7'8" (2.81 x 2.34)

Double glazed window to the front, radiator and floor to ceiling wardrobes with sliding doors.

Shower Room

6'8" x 5'5" (2.03m x 1.65m)

Shower cubicle, low-level W.C., (No seat), radiator, pedestal wash hand basin, part tiled walls and a obscure double glazed window to side.

Lounge

12'2" x 11'6" (3.71m x 3.51m)

Double glazed window to side and rear, radiator and an arch through to the dining room.

Dining Room

10'7" x 7'0" (3.23m x 2.13m)

Double glazed window to rear, radiator and archway through to the kitchen.

Kitchen

12'2" x 9'4" (3.71m x 2.84m)

Comprising single drainer stainless steel sink unit with a mixer tap, cupboards and drawers under, roll-top worksurfaces with cupboards and drawers under, wall mounted cupboards over, shelved upright with plumbing for a washing machine under, double glazed window to side, radiator and door to the outside.

Office

6'8" x 4'11" (2.04 x 1.50)

Double glazed window to the side and a radiator.

Gardens

As previously mentioned there are gardens to all four sides with hedging and a neat lawn area with flower and shrub borders. There is also patio areas around the side and rear.

Agents Notes

Tenure - Non Traditional

Council Tax Band - A

Over 65's only - No pets allowed

Service Charge are approx £258 - £266 per month depending if single or double occupancy

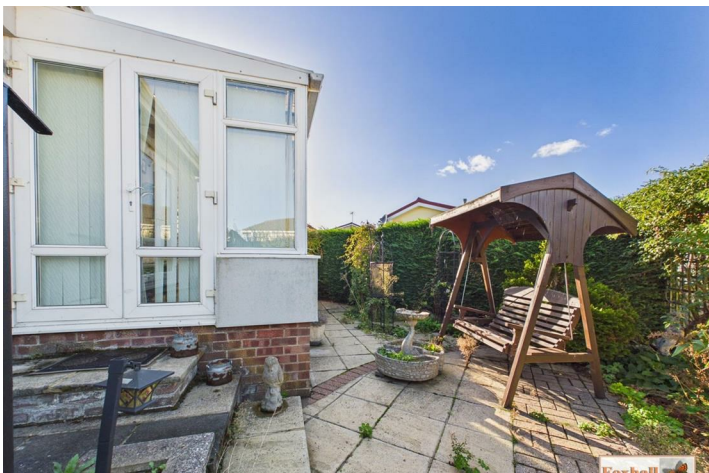
Utilities - Main Gas is supplied by your chosen supplier

Electricity is submeters and recharged monthly based on site

Water Rates are paid through the park office

Home insurance is compulsory arranged separately by each resident





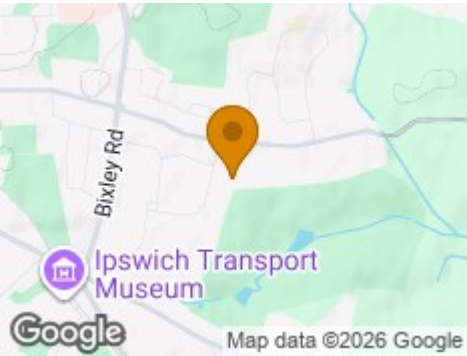
Road Map



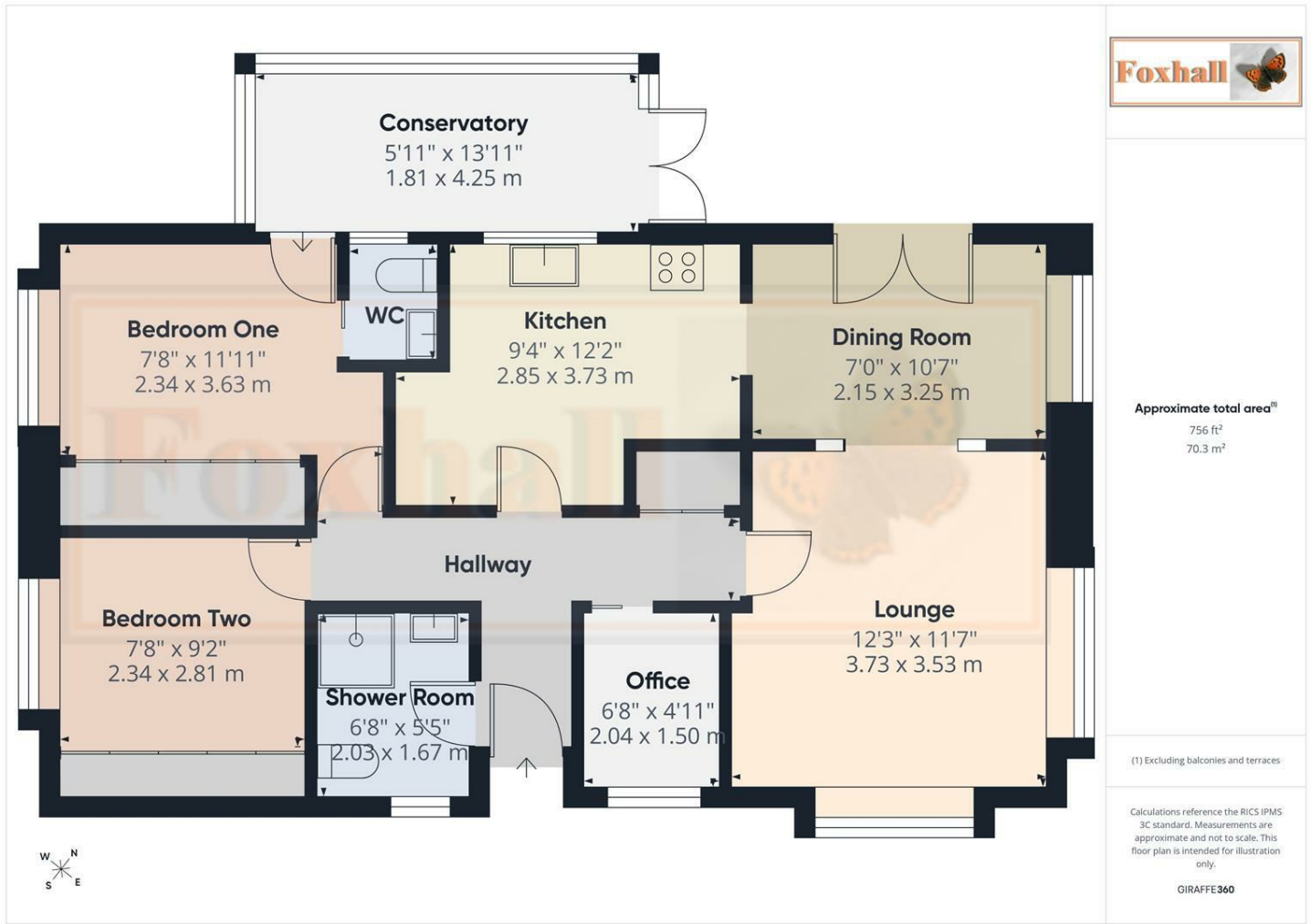
Hybrid Map



Terrain Map



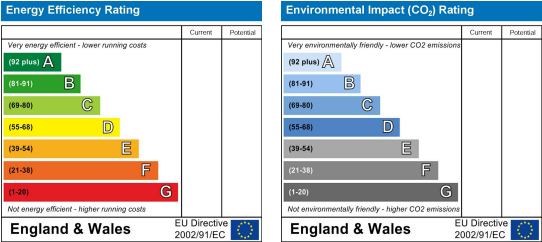
Floor Plan



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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