

# Foxhall



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## Belgrove Place, Ribbons Park Road

East Ipswich, IP3 8XH

Guide price £325,000



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## Entrance Hallway

11'6" x 9'6" (3.51m x 2.90m)

Door into the entrance hallway, Lifestyle flooring, door to the family room, W.C., stairs down to the ground floor, cupboard housing the Bosch wall mounted boiler as well as storage (this was the original door into the building), Victorian style radiator, high ceilings, ornate coving, high skirting boards and a smoke alarm.

## Family Room/Kitchen/Diner

25'5" x 14'6" (7.75m x 4.42m)

Lifestyle flooring, three Victorian style radiators, high ceilings with picture rails, high skirtings, two large pendant lights, spotlights over the kitchen area with a smoke alarm, large bay window with original sash windows, aerial point, phone point. In the kitchen area comprising wall and base units with cupboard and drawers under, granite work surface over, inset stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, inset Indesit washing machine, inset Indesit slimline dishwasher, inset fridge, Siemens inset electric oven with stainless steel four ring Siemens gas hob over, glass splash-back and a Siemens stainless steel extractor over, plenty of drawers and cupboards with work surfaces over and raised splash-back and space for a full height fridge / freezer.

## W.C.

5'9" x 4'7" (1.75m x 1.40m)

Victorian style high flush toilet, Victorian style wash basin, Victorian style radiator, high skirtings, spotlights, extractor fan, hatch and Lifestyle flooring.

## Landing

9'6" x 6'9" (2.90m x 2.06m)

Doors to bedroom one and two, upright modern radiator with inset mirror, spotlights, carpet flooring and a smoke alarm.

## Bedroom One Plus Lobby Area

19'4" x 14'4" / 5' x 4'6" (5.89m x 4.37m / 1.52m x 1.37m)

Carpet flooring, spotlights, upright modern radiator with inset mirror, double glazed French doors into the recess, inset lightbox giving the appearance of daylight at all times, door to the shower room, alcove suitable for electric fire or similar if required. Currently there is a inset electric wood burner and a further Victorian style radiator.

## Shower Room

10'10" x 5'0" (3.30m x 1.52m)

Double shower cubicle with rainfall shower and handheld shower over, splash-back tiling, low-flush W.C. with concealed back plate, large vanity wash hand basin with cupboard storage under, Victorian style radiator heated towel rail, shaver point, mirror with lights, spotlights, extractor fan and Lifestyle flooring.

## Office / Basement Bedroom Two

15'5" x 9'6" (4.70m x 2.90m)

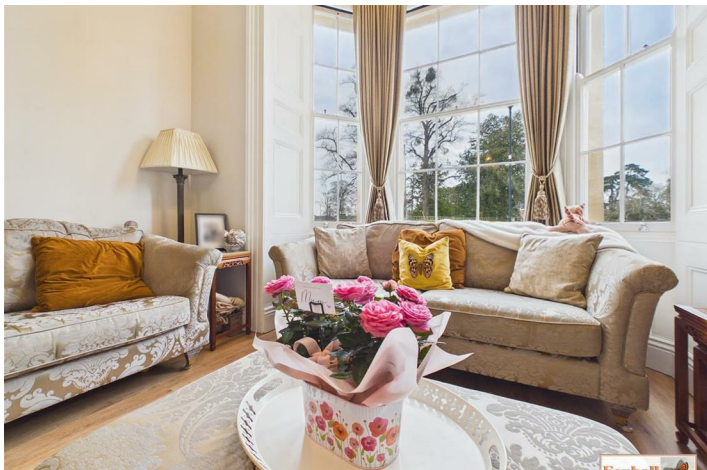
15'5" x 9'6" reducing to 5'11" Spotlights, modern upright radiator with inset mirror, carpet flooring, double and single built in cupboards under the stairs for storage.

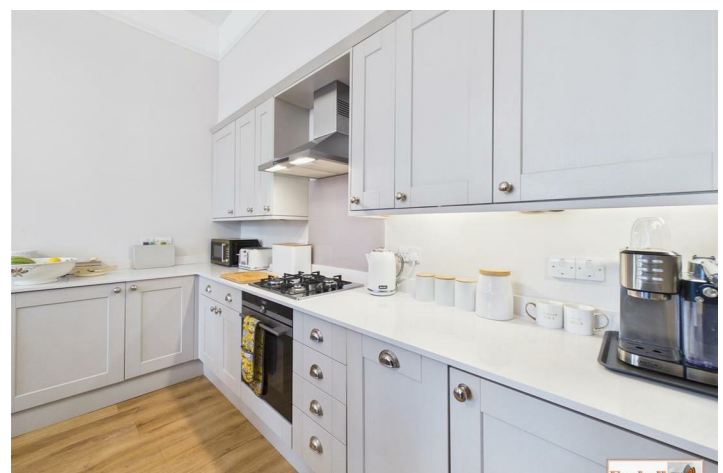
## Agents Notes

Tenure -Leasehold -Lease started 2017 - 141 years remaining Ground Rent £235 p.a Service Charges £2224 p.a.

Council Tax Band - C

Curtains and chandeliers (to be negotiated)

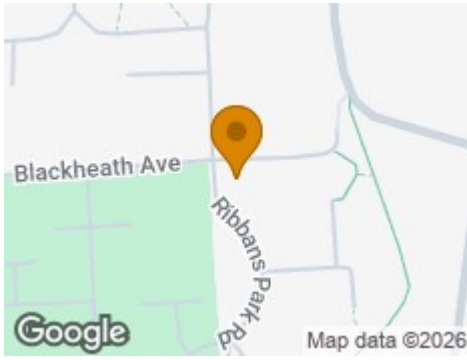








## Road Map



## Hybrid Map



## Terrain Map



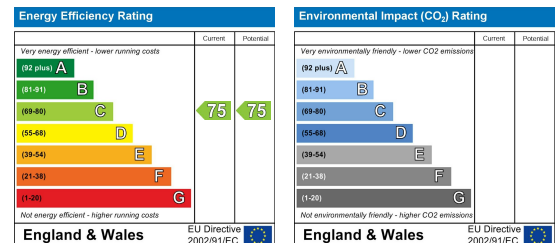
## Floor Plan



## 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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