

Foxhall



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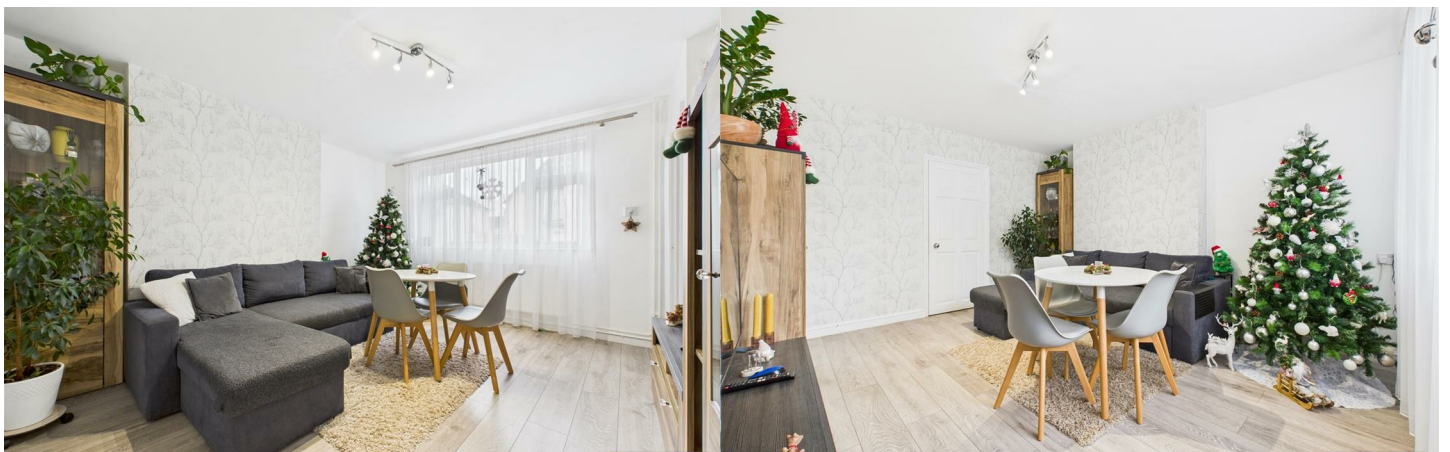
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Nacton Crescent

South East, Ipswich, IP3 9PS

Guide price £210,000



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Front Garden

Off-road parking for one vehicle via hardstanding concrete with shingle and flowerbed borders, pathway, laid to lawn and a gate to the side accessing the rear garden.

Entrance Porch

Entry via a double glazed obscure door facing the front with a double glazed window facing the side and a door into the entrance hallway.

Entrance Hallway

Access to the stairs and doors into the lounge and dining room with laminate flooring.

Dining Room

11'10" x 9'10" (3.61m x 3.00m)

Currently being used as a bedroom has a single glazed window facing the front and side and a radiator.

Lounge

14'0" x 11'9" (4.27m x 3.58m)

Single glazed window facing the front, radiator, laminate flooring, a pantry style cupboard with a single glazed window obscure window facing the rear and a door into the kitchen.

Kitchen

13'1" x 6'4" (3.99m x 1.93m)

Wall mounted extractor fan, coving, under stairs storage area which houses a tumble dryer, an open entry pantry style cupboard which currently houses a fridge freezer, laminate flooring, double glazed UPVC door facing the rear going out into the rear garden, single glazed window facing the rear, wall and base fitted units with cupboards and drawers, radiator, plumbing for a washing machine, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap over, plumbing for a dishwasher and tiled splash-back.

Landing

Double glazed window facing the rear, doors to bedrooms one, two, three and the bathroom and access to the loft.

Bedroom One

12'6" x 10'1" (3.81m x 3.07m)

Single glazed window facing the front, radiator, cupboard housing the combi Baxi boiler and two further storage cupboards.

Bedroom Two

12'1" x 8'11" (3.68m x 2.72m)

Single glazed window facing the front, radiator and an over stairs storage cupboard.

Bedroom Three

8'9" x 8'0" (2.67m x 2.44m)

Single glazed window facing the rear and a radiator.

Bathroom

6'6" x 5'8" (1.98m x 1.73m)

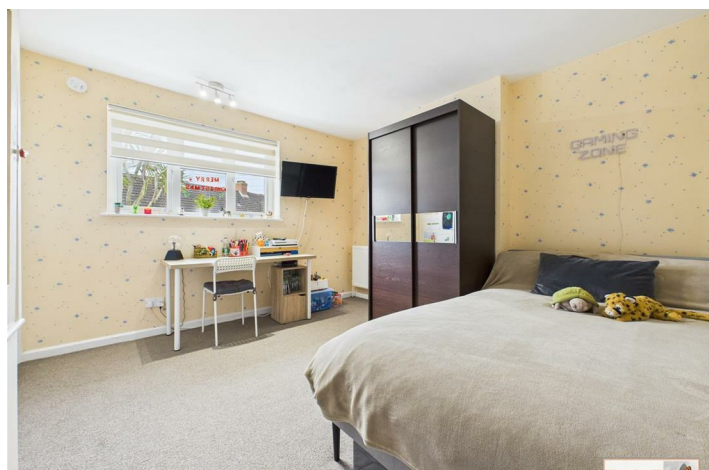
Two double glazed obscure windows facing the rear, pedestal wash hand basin with hot and cold taps, coving extractor fan, low-flush W.C., panel bath with a mixer tap and shower attachment with a sperate electric shower over, radiator and tiled splash-back.

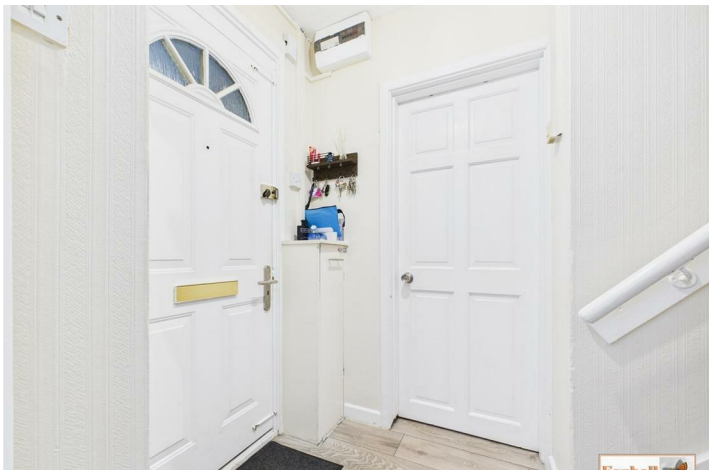
Rear Garden

Fully enclosed garden enclosed via panel fencing, bamboo fencing, flowerbed borders with plants and shrubs for privacy, outside tap, slate shingle borders, decking area, large patio area with certain areas laid to lawn and artificial grass and a large shed. Down the side of the property there is also a raised patio area which is currently being used like a bin store and a pathway leading to a gate giving you access to the front with external lighting.

Agents Notes

Tenure - Freehold
Council Tax Band - B







Road Map



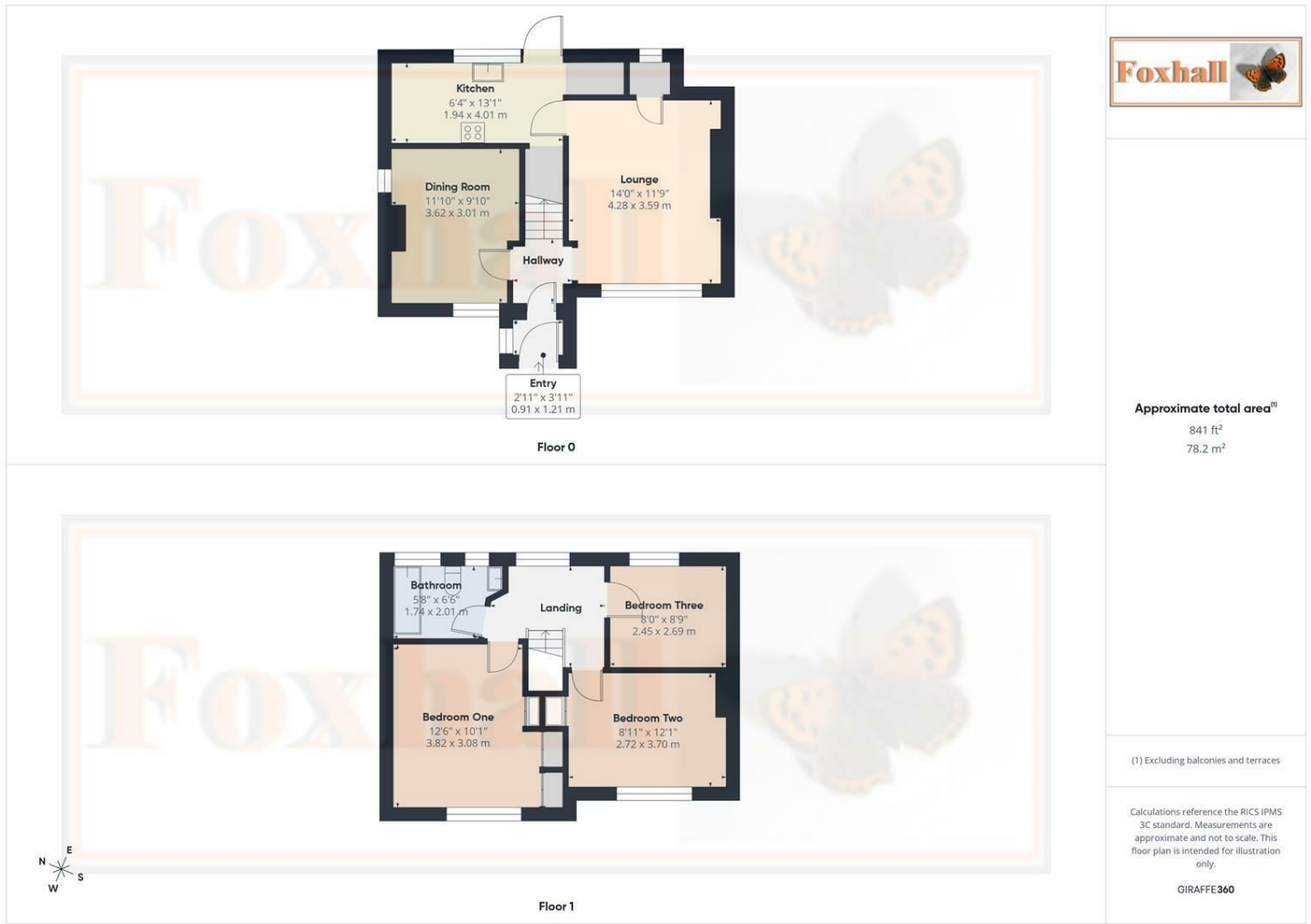
Hybrid Map



Terrain Map



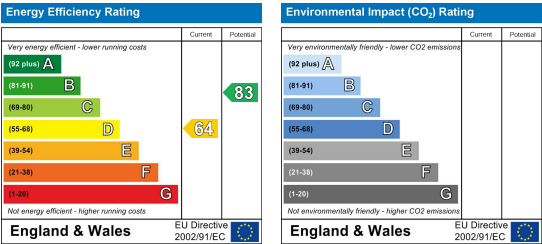
Floor Plan



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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