

# Foxhall



Estate Agents

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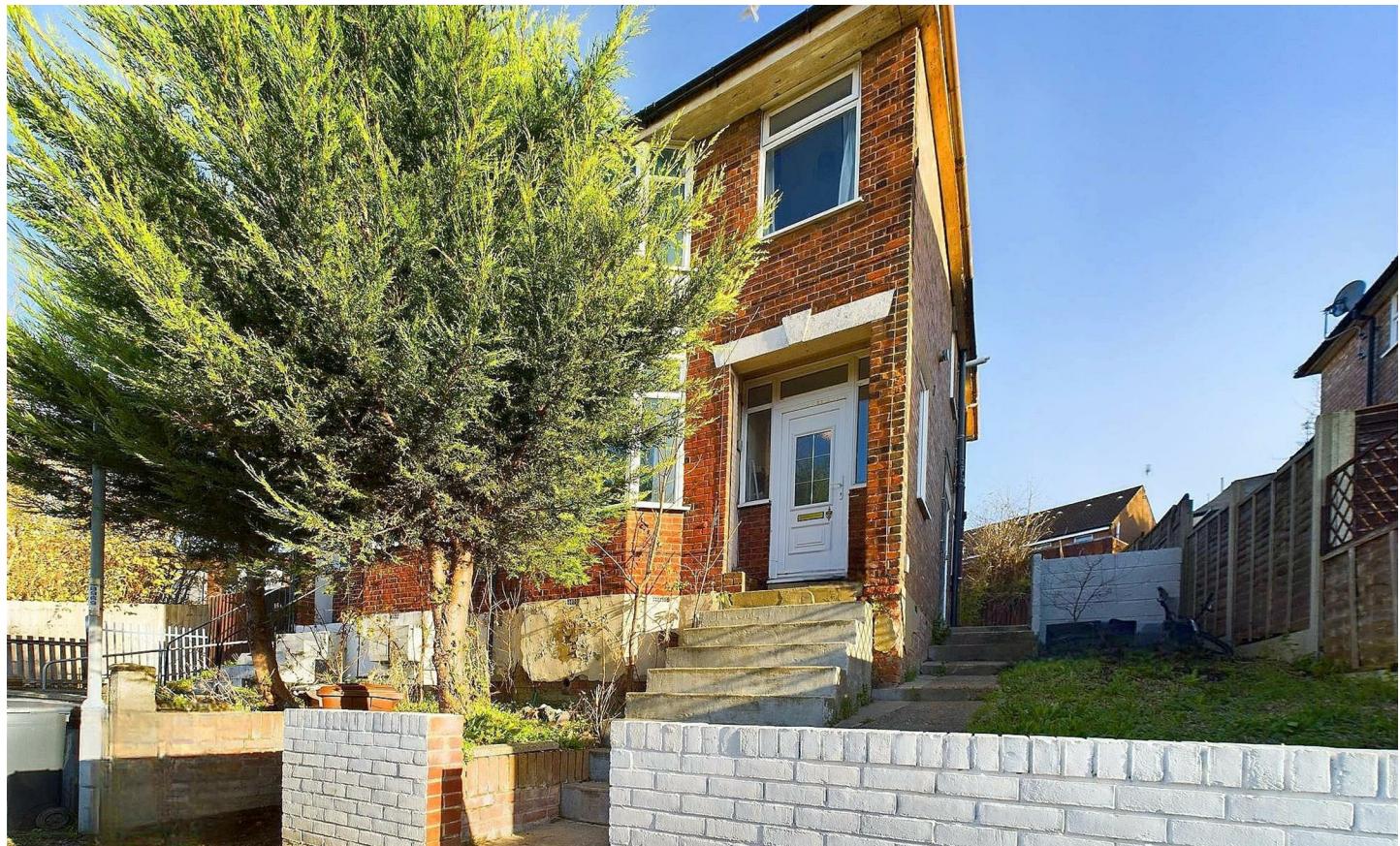
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Unity Street

Ipswich, IP3 0AP

Guide price £200,000



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## Unity Street

NO ONWARD CHAIN - A STONES THROW FROM IPSWICH WATERFRONT & HOLYWELLS PARK - WALKING DISTANCE TO IPSWICH TOWN CENTRE & RAILWAY STATION - IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three bedroom semi-detached house a stones throw from Ipswich Waterfront & Holywells Park. Superbly situated within walking distance of Ipswich Town Centre, & Mainline Railway Station there are also a number of shops and amenities nearby.

The property itself comprises of an entrance hallway, lounge, dining room, conservatory, and kitchen downstairs with a landing, family bathroom and three good size bedrooms upstairs. Benefiting from gas heating via radiators & double glazed windows the property is also being sold with No Onward Chain.

### Front Garden

Laid to lawn with brick retaining wall, stairs up to the double glazed upvc front door. Side gate leading to the rear garden.

uPVC double glazed door opening into.

### Entrance Hallway

Side aspect double glazed window, side aspect uPVC double glazed door into the garden, laminate flooring, radiator, doors to the lounge, dining room, kitchen and stairs to the first floor.

### Lounge

13'7" x 10'7" (4.15 x 3.25)

Front aspect double glazed bay window, laminate flooring, radiator.

### Dining Room

14'11" x 10'8" (4.56 x 3.26)

Rear aspect double glazed French doors into the conservatory, laminate flooring, radiator.

### Conservatory

7'0" x 9'9" (2.15 x 2.98)

Side aspect uPVC double glazed door to the garden, tiled flooring.

### Kitchen

11'8" x 5'8" (3.56 x 1.73)

Base level units, rolled edge worktops, integrated electric oven and hob with stainless steel extractor over, space for a washing machine, space for a fridge freezer, side and rear aspect double glazed windows, laminate flooring and a radiator.

### First Floor Landing

Doors to all bedrooms and the bathroom, carpeted flooring.

### Bedroom One

14'6" x 10'0" (4.43 x 3.07)

Front aspect double glazed bay window, radiator, carpet.

### Bedroom Two

13'8" x 10'5" (4.19 x 3.20)

Rear aspect double glazed window, radiator, carpet.

### Bedroom Three

9'11" x 6'2" (3.03 x 1.89)

Front aspect double glazed window, radiator, carpet.

## Bathroom

9'9" 5'6" (2.99 1.70)

Panel bath with stainless steel shower over, handwash basin into vanity unit, low level W.C., heated towel rail, tiled splashbacks, rear aspect frosted double glazed window, laminate flooring, wall mounted Glowworm combi boiler and loft access.

## Rear Garden

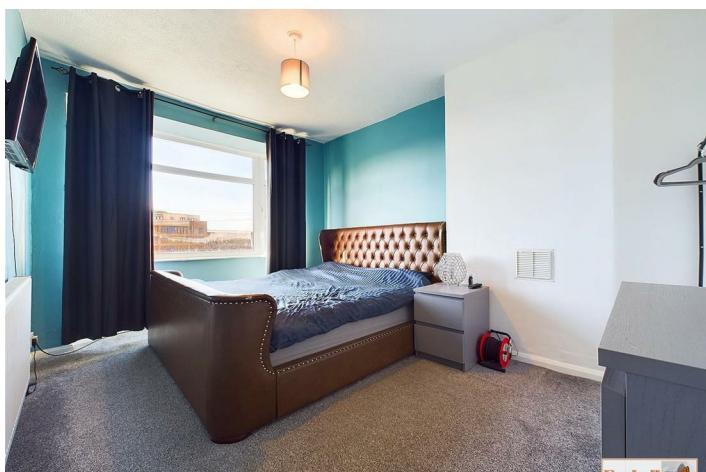
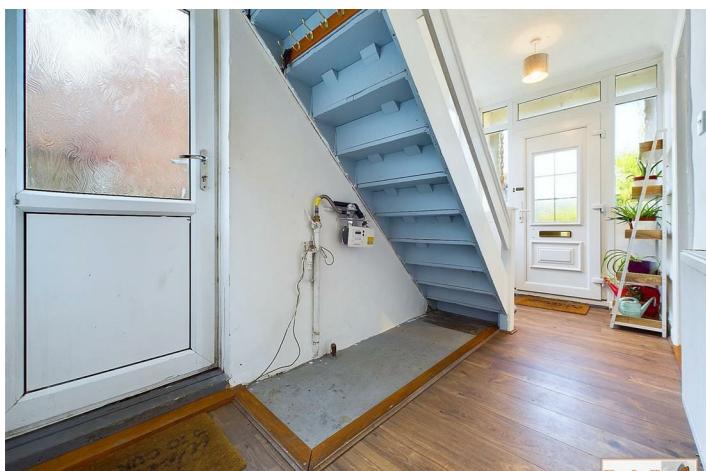
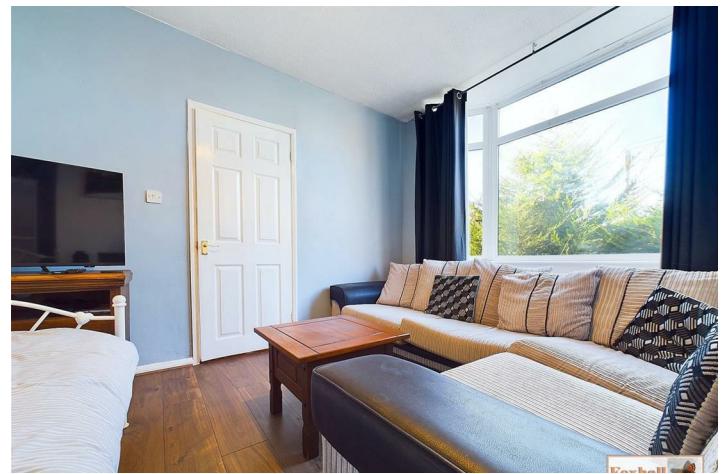
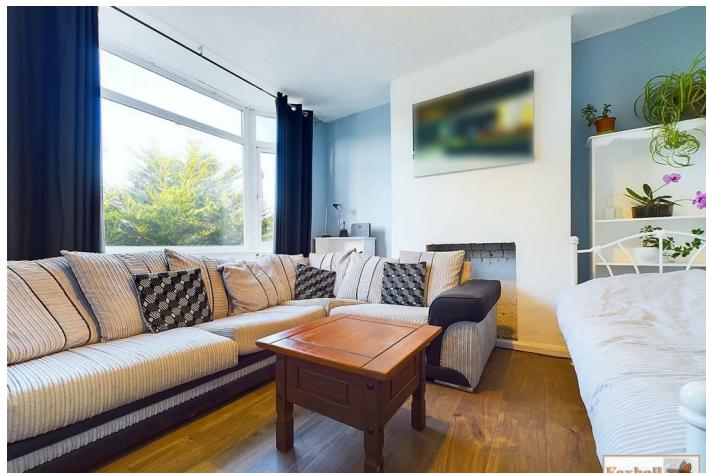
Enclosed by panel fencing, mainly laid to lawn with brick retaining wall and patio seating area.

## Agents Note

Tenure - Freehold

Council Tax Band A







## Road Map



## Hybrid Map



## Terrain Map



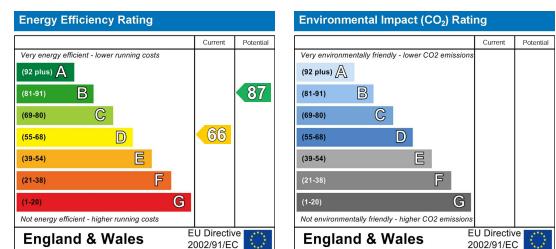
## Floor Plan



## 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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