Foxhall
Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Shackleton Road

East Ipswich, IP3 9EB

Guide price £200,000

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Front Garden
Off-road parking for one car comfortably via hardstanding concrete and block paved driveway. Enclosed via mid height brick wall and iron railed gates, raised flowerbed with conifer trees, external lighting, small step up to the entrance porch and a side gate which gives you access up a shared passageway which gives you access to a gate into the rear garden.

Entrance Porch
Entry via an obscure door facing the front, internal cladded walls and an internal single glazed door to the entrance hallway.

Entrance Hallway
Access to the stairs, door to the lounge and a door into the kitchen / breakfast room.

Lounge
16'1" x 11'0" (4.90m x 3.35m)
Single glazed window facing the front, double wooden single glass internal doors going into the conseravtory/sunroom, coving, mid height dado rail, radiator, electric fire with a brick suround with further brick features with built-in shelving and a ceiling rose.

Kitchen / Breakfast Room
16'2" x 14'1" (4.93m x 4.29m)
Breakfast Area - Single glazed window facing the front, coving, wall mounted gas fire, two built-in shelves either side, breakfast bar which currently sits five comfortably and access into the kitchen area.

Kitchen Area - Two single glazed windows facing the rear, single glazed obscure window facing the rear, coving, wall and base fitted units with cupboards and drawers, wall mounted Vaillant boiler, wine shelving, space for a washing machine, space for a tumble dryer, tiled splash-backs, space for an oven, single stainless steel sink bowl and drainer unit with hot and cold taps, door into the lounge and a door into the conservatory/sunroom.

Dining Room / Sunroom
16'9" x 10'2" (5.11m x 3.10m)
Single glazed obscure window to the side, single glazed window to the rear and a double glazed French style doors to the rear going out into the garden, radiator, coving, mid height dado rail, worksurface which has space for a fridge and freezer underneath and a wall mounted radiator.

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

Bedroom One
10'11" x 10'8" (3.33m x 3.25m)
Single glazed window facing the front, overstairs storage area and a radiator.

Bedroom Two
12'10" x 8'9" (3.91m x 2.67m)
Single glazed window facing the front, built-in storage cupboard with built-in shelving and a radiator.

Bedroom Three
9'7" x 7'2" (2.92m x 2.18m)
Single glazed window facing the rear and a wall mounted radiator.

Bathroom
7'7" x 5'2" (2.31m x 1.57m)
Single glazed obscure window facing the rear, low-flush W.C., pedestal wash hand basin, panel bath with hot and cold taps, tiled splash-back and a wall mounted heater.

Rear Garden

Fully enclosed east facing rear garden with a large hardstanding concrete patio area with a pergola perfect for entertaining, alfresco dining etc. There is also an outbuilding which could be used as storage or a summerhouse with a single glazed window supplied with power and light. Mostly laid to lawn with a large pathway going down to the rear of the garden with raised flowerbeds and steps up to a large shed which offers power and lighting with a single glazed window. Fully enclosed by panel fencing, outside tap and a gate which leads to the shared passageway to the front garden.

Agents Notes

Tenure - Freehold
Council Tax Band - B



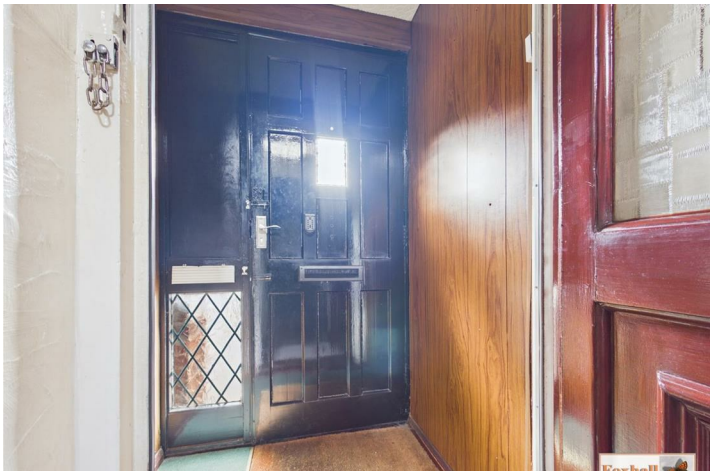


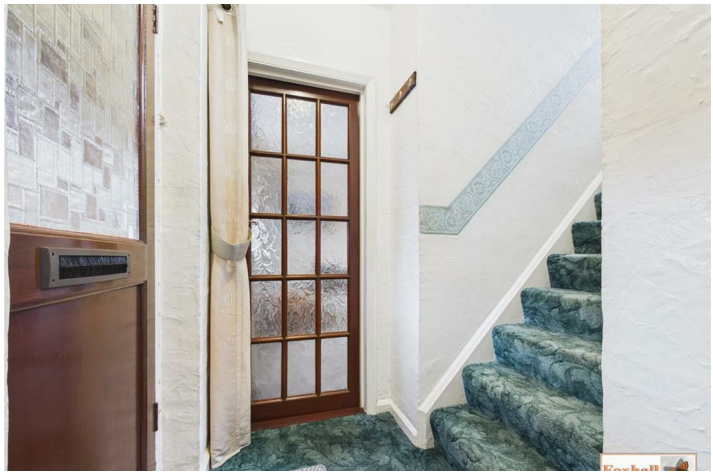




































Road Map



Hybrid Map



Terrain Map



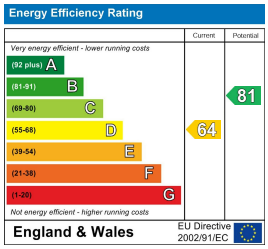
Floor Plan

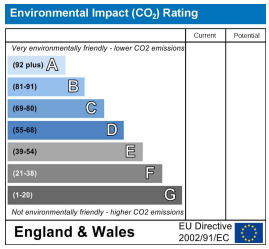


Viewing

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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