Foxhall

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Hening Avenue

Ravenswood, Ipswich, IP3 9QJ

Asking price £140,000

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Front Garden
Outside the property benefits from an allocated parking space.

Communal Entrance
Access via a security entrance door with stairs rising to the second floor.

Entrance Hallway
8'3" x 4'6" + 11'1" x 3'5" (2.54 x 1.38 + 3.38 x 1.06)
Entrance door into the hallway, wood effect flooring, radiator, smooth coved ceiling, security entry phone, double storage cupboard, single storage cupboard and doors giving access to all rooms.

Lounge
13'2" x 12'1" (4.02 x 3.70)
Double glazed door and window giving access to the balcony (13'8" x 4'9") ideal for alfresco dining with views over the greensward, newly fitted grey carpeted flooring, radiator, smooth coved ceiling and various USB points

Kitchen
13'2" x 6'10" (4.03 x 2.09)
Newly fitted kitchen with double glazed window to front with views over the greensward, wood effect flooring, space for a fridge freezer, built-in Samsung hob with Indesit filter hood over, built-in Indesit oven, single drainer sink with Victorian style mixer tap over inset into a grey worksurface with cupboards and drawers under and matching above, cupboard housing a wall mounted boiler fitted in December 2021, plumbing for a washing machine, tiled splash-back, smooth coved ceiling with inset spotlighting.

Bedroom One
10'7" x 8'11" (3.23m x 2.72m)
UPVC double glazed windows to rear, radiator, grey carpeted flooring, smooth coved ceiling, built-in double wardrobe and door giving access to the en-suite.

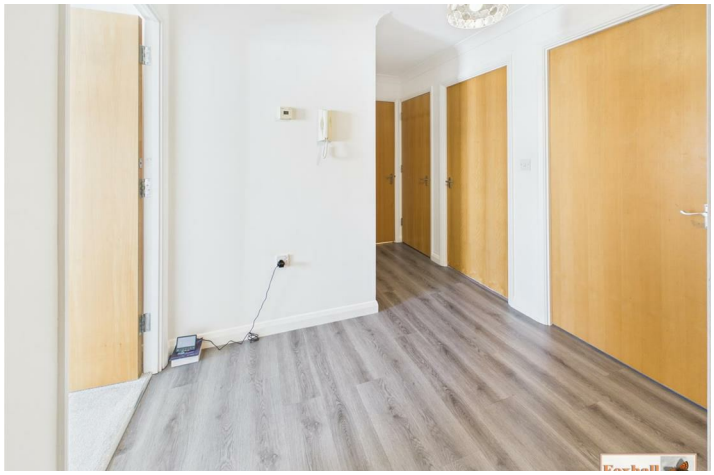
En-Suite
6'1" x 5'3" (1.85m x 1.60m)
Recently fitted en-suite comprising of a shower cubicle with independent shower and rainfall showerhead, low-level W.C., vanity wash hand basin with a mixer tap, shaver point, smooth ceiling with inset spotlighting and extractor fan, part tiled walls, tiled flooring and a chrome heated towel rail.

Bedroom Two
10'4" x 8'4" (3.17 x 2.56)
Double glazed window to rear, radiator, smooth coved ceiling and grey carpeted flooring.

Bathroom
7'0" x 5'5" (2.15 x 1.67)
Shaped and panel bath with a mixer tap and shower attachment, pedestal wash hand basin, low-level W.C., shaver point, part tiled walls, wood effect vinyl flooring, radiator, smooth ceiling with inset spotlighting and extractor fan.

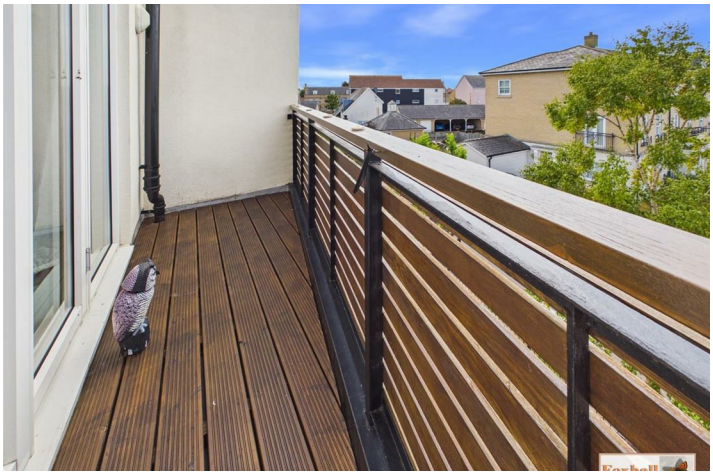
Agents Notes
Tenure - Leasehold
Council Tax Band - B



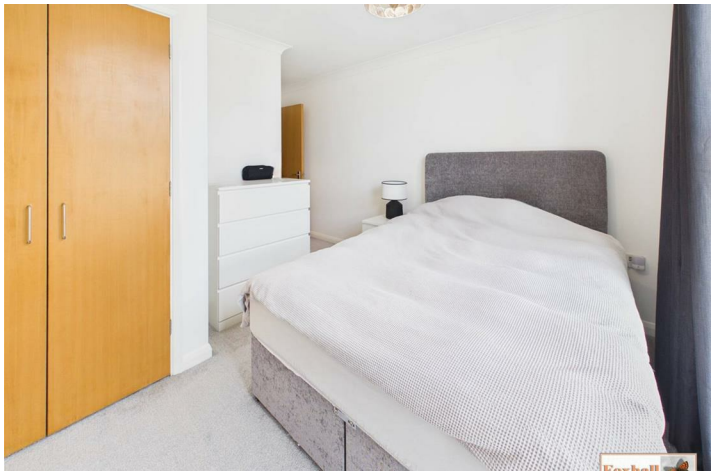


























Road Map



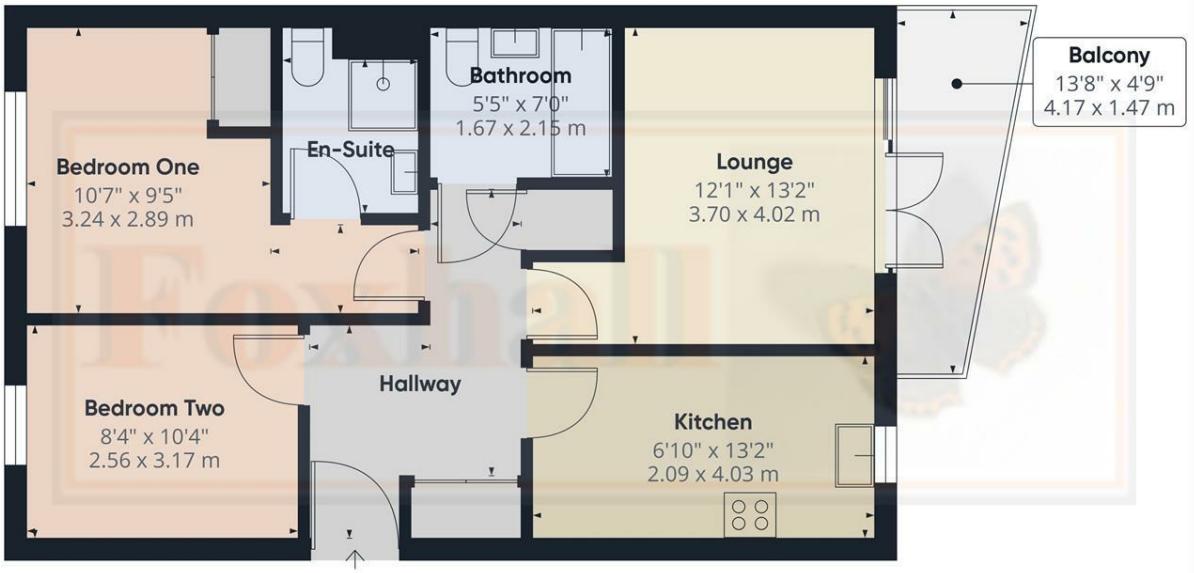
Hybrid Map



Terrain Map



Floor Plan



Foxhall

Approximate total area(1)
597 ft²
55.5 m²

Balconies and terraces
50 ft²
4.6 m²

(1) Excluding balconies and terraces

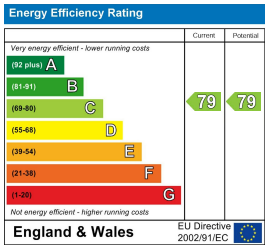
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

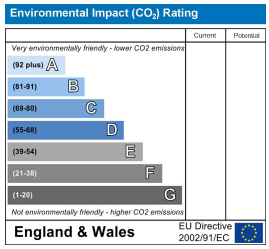
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Viewing

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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