

# Foxhall



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## Cauldwell Hall Road

East Ipswich, IP4 5AQ

Price £160,000



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## Front Garden

Enclosed by mid height brick wall with iron gate, low maintenance with concrete path to front door.

## Lounge

11'5" x 10'1" (3.48m x 3.07m)

Entry via a double glazed obscure door facing the front with a double glazed window facing the front, radiator, built-in shelving and storage and a door into the dining room.

## Dining Room

11'4" x 10'9" (3.45m x 3.28m)

Double glazed window facing the rear, radiator, access to the stairs and a door through to the kitchen.

## Kitchen

7'10" x 6'6" (2.39m x 1.98m)

Double glazed UPVC door facing the side going out into the garden, double glazed window facing the side, wall and base fitted units with cupboards and drawers, built-in electric oven with a electric hob and cooker hood above, plumbing for a washing machine, stainless steel single sink bowl and drainer unit with a mixer tap above, space for a fridge freezer, splashback tiling, lino flooring and the access into the rear lobby.

## Rear Lobby

Cupboard which houses the Baxi combi boiler, lino flooring and a door to the ground floor bathroom.

## Bathroom

6'1" x 5'8" (1.85m x 1.73m)

Double glazed obscure window facing the side, extractor fan, stainless steel heated towel rail, vanity unit which houses a wash hand basin with a mixer tap above, low-flush W.C., storage cupboard space, panel bath with a mixer tap and a shower attachment over with a glass wing screen, lino flooring and tiled splash-back.

## Landing

Access to the loft and doors to bedroom one and two.

## Bedroom One

11'5" x 10'2" (3.48m x 3.10m)

Double glazed window facing the front and a radiator.

## Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

Double glazed window facing the rear and a radiator.

## Rear Garden

Fully enclosed via wood panel fencing and mid height brick wall, pathway, small courtyard style garden mainly made up of patio slabs and a rear gate to a passageway.

## Agents Notes

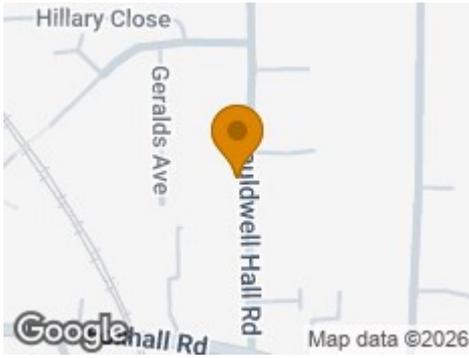
Tenure - Freehold

Council Tax Band - A





## Road Map



## Hybrid Map



## Terrain Map



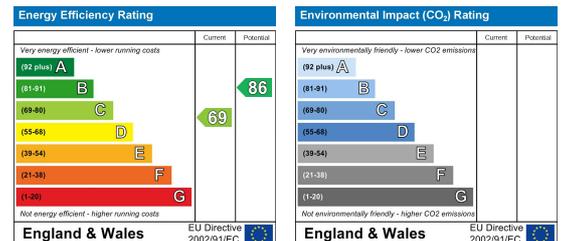
## Floor Plan



## 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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