

Foxhall



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Back Hamlet

East Ipswich, IP3 8AH

Guide price £177,000



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Front Garden

Enclosed to half height fencing, laid to patio slabs with a path leading to the front door.

Entrance Lobby

Front aspect UPVC double glazed door into the entrance lobby, side aspect door into the lounge and stairs to the first floor.

Lounge

12'2" x 11'11" (3.71m x 3.63m)

Front aspect, double glazed bay window, under stairs storage cupboard, radiator, laminate flooring and a rear aspect door to the kitchen.

Kitchen

9'6" x 7'9" (2.90m x 2.36m)

Base and eye level units with cupboards and drawers, roll edge work tops, integrated stainless steel sink and drainer, space for a freestanding oven and hob, space for a fridge freezer, radiator, window, lino flooring, open to the utility area, side aspect UPVC double glazed door into the garden and a side aspect door to the bathroom.

Utility Area

8'3" x 3'10" (2.51m x 1.17m)

Space and plumbing for a washing machine and maybe a dishwasher and a rear aspect frosted double glazed window.

Landing

Doors to all three bedrooms, loft access and carpet flooring.

Bedroom One

12'5" x 9'0" (3.78m x 2.74m)

Front aspect double glazed window, radiator, over stairs storage cupboard housing the boiler, feature fireplace and carpet flooring.

Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)

Rear aspect double glazed window, radiator, feature fireplace and carpet flooring.

Bedroom Three

7'9" x 7'0" (2.36m x 2.13m)

Rear aspect double glazed window, radiator and carpet flooring.

Bathroom

7'8" x 4'9" (2.34m x 1.45m)

Panel bath with stainless steel taps and mixer shower over, low-level W.C., pedestal wash hand basin, radiator, tiled walls, lino flooring and a rear aspect frosted double glazed window.

Rear Garden

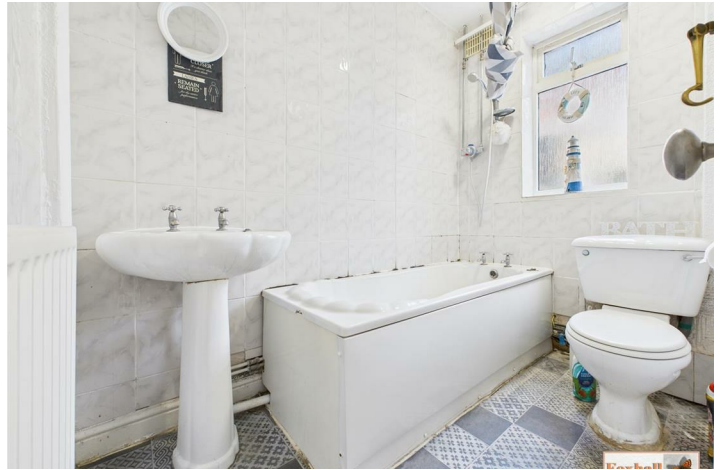
Enclosed 2/3 to panel fencing and 1/3 to half height wire fencing, laid to a mixture of patio slab and gravel. There is a gated side access round the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band - A







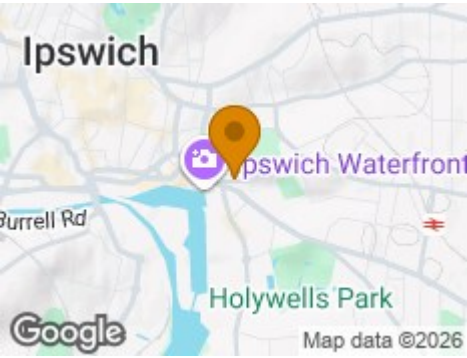
Road Map



Hybrid Map



Terrain Map



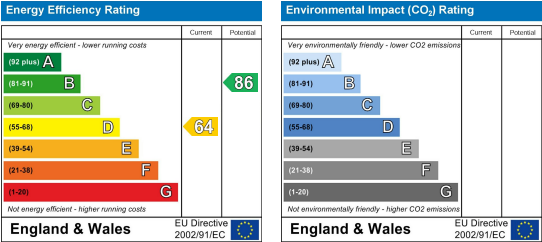
Floor Plan



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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