

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



Spring Road

Close To Town, Ipswich, IP4 2RR

Offers over £210,000



3



1



1



D



Spring Road

Close To Town, Ipswich, IP4 2RR

Offers over £210,000



Front Garden

Mostly laid to lawn, enclosed via mid height brick wall and iron rail fencing, entry via iron rail gate with steps up leading to a pathway to the front door which is located on the side of the property and the gate going into the rear garden.

Entrance Hallway

Entry via a double glazed door facing the side with a double glazed window above, natural wood flooring, access to the stairs, mid height dado rail and doors into the lounge and dining room.

Lounge

11'11" x 10'5" (3.63m x 3.18m)

Double glazed three bay sash window facing the front giving you views over the allotment, natural wood flooring, radiator, feature open fireplace with a tiled base, feature surround and a wooden mantle.

Dining Room

11'11" x 10'2" (3.63m x 3.10m)

Double glazed sash window facing the rear, radiator, natural wood flooring, access to the understairs cupboard, feature open fireplace with a tiled base, feature surround and a wooden mantle and access into the kitchen.

Kitchen

8'2" x 7'0" (2.49m x 2.13m)

Double glazed sash window facing the side, wall mounted Vaillant boiler, wall and base fitted units with cupboards and drawers, space for a fridge freezer, plumbing for a washing machine, stainless steel single sink bowl and drainer unit with a mixer tap above, built-in electric oven, NEFF gas hob and a cooker hood above, tiled splash-back, tiled flooring, radiator and a door into the rear lobby.

Rear Lobby

Double glazed obscure UPVC door facing the side going into the rear garden, behind a curtain is a storage area which has a radiator and can be used as an airing cupboard if required, lino flooring and a door into the ground floor bathroom.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Double glazed obscure sash window facing the side, low-flush W.C., pedestal wash hand basin with hot and cold taps, panel bath with hot and cold taps and an electric shower over with a glass swing screen, radiator, lino flooring and splash-back tiling.

Landing

Access to the loft, door to bedroom one and there is a door to a further landing space which offers doors to bedrooms two and three with a feature fire, high picture rails and carpet flooring

Bedroom One

12'0" x 10'3" (3.66m x 3.12m)

Double glazed sash window facing the front, high picture rails, wall lights, radiator, feature fireplace and a storage cupboard.

Bedroom Two

10'4" x 8'1" (3.15m x 2.46m)

Double glazed sash window facing the rear, radiator and natural wood flooring.

Bedroom Three

9'1" x 6'9" (2.77m x 2.06m)

Double glazed sash window facing the rear, radiator, feature fireplace and carpet flooring.

Rear Garden

Fully enclosed un-overlooked south easterly facing rear garden giving off courtyard style vibes, enclosed by a

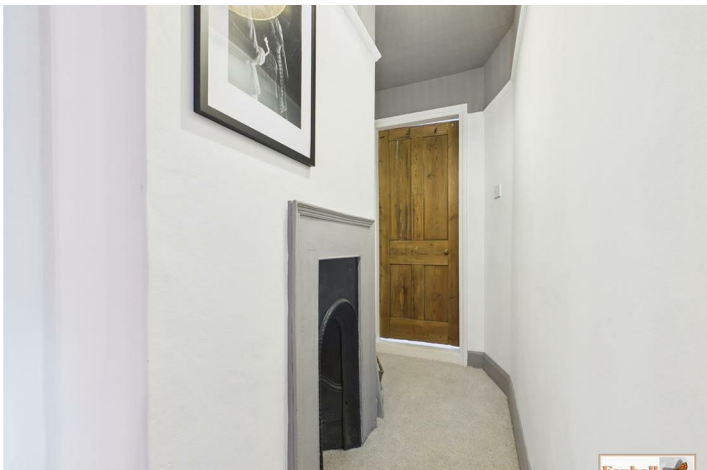
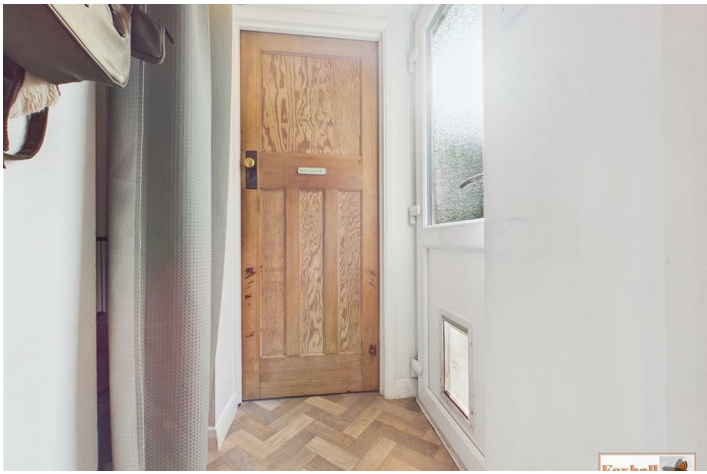
high and mid height brick walls, mostly made up of patio slabs, flowerbed borders perfect for seating, dining and entertaining with some steps up, access to a shed, outside tap and a gate to the side giving you access down towards the front garden.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



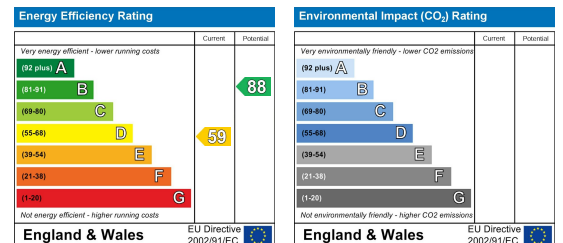
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.