

Foxhall



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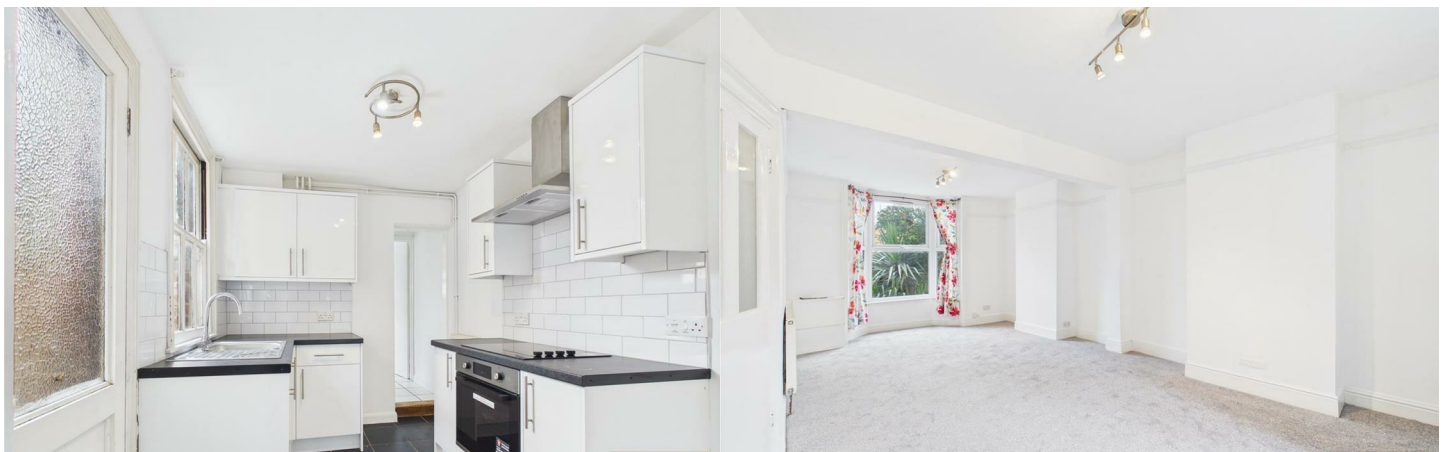
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Woodbridge Road

East Ipswich, IP4 2PD

Guide price £210,000



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Front Garden

Steps up to the front garden with an attractive wall and metal gate, low maintenance front garden with mature foilage and hedge and an open porchway leading to the front door.

Entrance Hallway

Picture rails, new carpet flooring, phone point, radiator, stairs up to the first floor and a door to the lounge.

Lounge / Diner

21'6" x 12'4" (6.55m x 3.76m)

Double glazed bay window to the front, radiator, aerial point, phone point, new carpet flooring, picture rails and through to the dining room which has picture rails, under stairs cupboard, sash window to the rear, radiator, carpet flooring, door to the kitchen and a cupboard housing the electricity meters.

Kitchen

8'11" x 7'4" (2.72m x 2.24m)

Comprising wall and base units with cupboards and drawers under, worksurfaces over, newly fitted with a new Lamona electric oven, new Lamona hob with a new stainless steel Lamona extractor none of which have been used, splash-back tiling, tiled flooring, sash window to the side, pedestrian door to the rear garden, radiator, space for a full height fridge freezer and an archway through to the rear lobby.

Rear Lobby

Door to the utility room and a door to the bathroom off with tiled flooring.

Utility Room

4'1" x 3'0" (1.24m x 0.91m)

Plumbing for a washing machine, double glazed obscure window to the side and a brand new wall mounted Baxi boiler.

Bathroom

8'0" x 7'2" (2.44m x 2.18m)

Tiled splash-back, tiled flooring, obscure double glazed window to the side and rear, panelled bath with mixer tap and hand-held shower over with solid shower screen all new and unused, pedestal wash hand basin, low-flush W.C. and a radiator.

Landing

Doors to bedrooms one, two and three, small loft hatch and new carpet flooring

Bedroom One

15'2" x 10'4" (4.62m x 3.15m)

Two double glazed windows to the front, radiator, aerial point, built-in cupboard and new carpet flooring.

Bedroom Two

10'8" x 9'8" (3.25m x 2.95m)

New carpet flooring, glazed window to the rear and a radiator.

Bedroom Three

8'11" x 7'5" (2.72m x 2.26m)

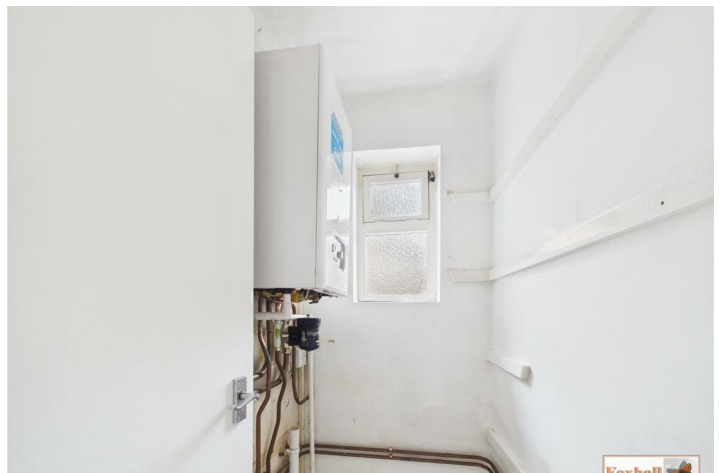
New carpet flooring, radiator and window to rear.

Rear Garden

Stepped on a couple of levels and further steps up to the two parking spaces.

Agents Notes

Tenure - Freehold
Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



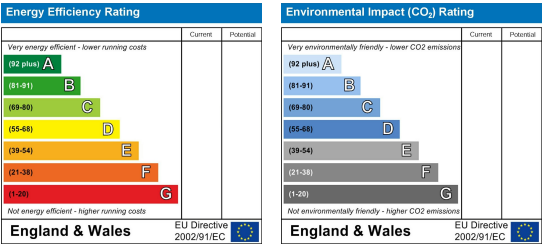
Floor Plan



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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