

# Foxhall



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## Khartoum Road

East Ipswich, Ipswich, IP4 4EX

Guide price £230,000





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## Front Garden

Enclosed to mid height brick wall, front garden is mainly laid to gravel with a path leading to a storm porch and front door into the hallway.

## Entrance Hallway

Integrated door mat, radiator, carpet flooring, side aspect door to the lounge diner and stairs to the first floor.

## Lounge

11'2" x 10'11" (3.40m x 3.33m)

Front aspect double glazed window, log burner with brick surround and oak mantle piece and carpet flooring.

## Dining Room

12'0" x 11'5" (3.66m x 3.48m)

Rear aspect double glazed window, rear aspect door to the kitchen, door to the under stairs cupboard, radiator and carpet flooring

## Kitchen

10'2" x 8'9" (3.10m x 2.67m)

Base and eye-level units, roll edge worktops and tiled splash-backs, space for a freestanding oven and hob, space for under counter fridge, space for under counter freezer, plumbing for a washing machine, integrated stainless steel sink and drainer, wall mounted Viessmann boiler, side aspect double glazed window, side aspect UPVC frosted double glazed door into the garden, radiator and laminate flooring.

## Shower Room

6'11" x 5'3" (2.11m x 1.60m)

Shower cubicle with Triton Excite Plus electric shower, frosted glass door and tiled walls, low-level W.C., pedestal hand wash basin with tiled splash-back, heated towel rail, side aspect frosted double glazed window and laminate flooring.

## Landing

Doors to two bedrooms and the bathroom along with two storage cupboards and carpet flooring.

## Bedroom Two

12'1" x 9'0" (3.68m x 2.74m)

Feature fireplace, rear aspect double glazed window, radiator and carpet flooring.

## Bedroom Three

11'2" x 8'10" (3.40m x 2.69m)

Feature fireplace, front aspect double glazed window, radiator and carpet flooring.

## Bathroom

9'10" x 8'9" (3.00m x 2.67m)

Freestanding roll top bath with central stainless steel mixer taps and hand held shower attachment, low-level W.C., pedestal wash hand basin with tile splashback, door to the airing cupboard containing the water tank and storage, rear aspect frosted double glazed window, radiator and laminate flooring.

## Rear Landing

Front aspect double glazed window, carpet flooring and stairs up to the top floor.

## Bedroom One

13'7" x 12'10" (4.14m x 3.91m)

Rear aspect double glazed windows, eaves storage cupboard, radiator and carpet flooring.

## Rear Garden

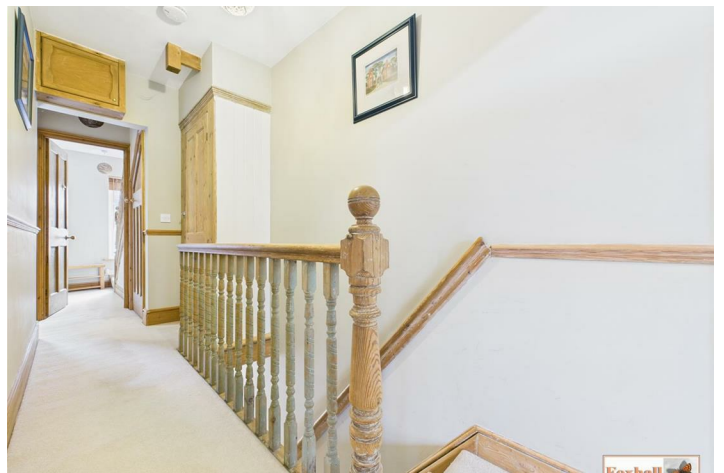
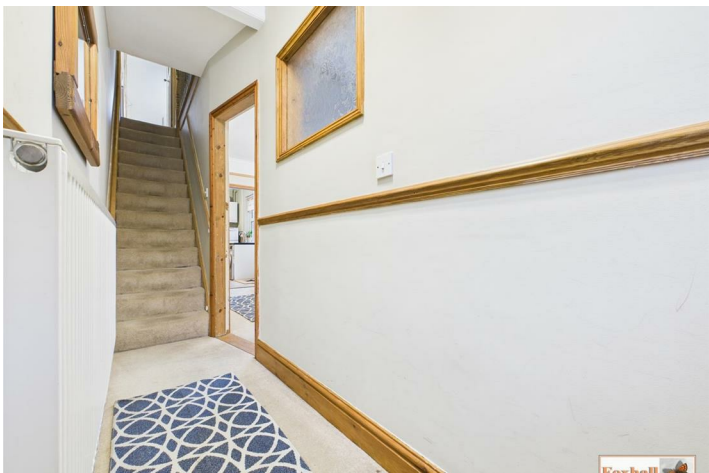
The rear garden is mainly laid to lawn with a variety of mature shrubs, path leading to the gated rear access and wooden storage shed.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B

















Road Map



Hybrid Map



Terrain Map



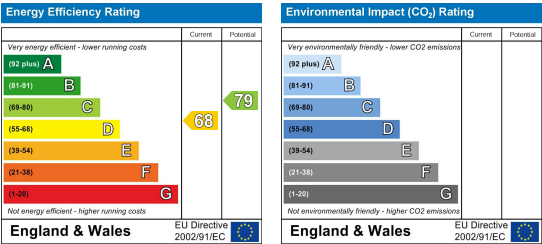
Floor Plan



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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