

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 613296

www.foxhallestateagents.co.uk



Woodville Road

East Ipswich Ipswich, IP4 1PE

Price £190,000



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Front Garden

Partly enclosed via a low height brick wall mainly laid with patio slabs with a shingle border giving you a pathway to the front door.

Lounge/Diner

22'6" x 11'7" (6.86m x 3.53m)

Double glazed window facing the front, double glazed window facing the rear, radiator, mid height dado rail, coving, feature fireplace with stone base and surround with wooden mantle, wall lighting, door giving you access to the stairs and a door into the kitchen.

Kitchen

11'4" x 7'3" (3.45m x 2.21m)

Double glazed window to the side, double glazed UPVC obscure door to the side going out into the garden, wall and base fitted units with cupboards and drawers, space for an oven with a cooker hood above, plumbing for a washing machine, space for a fridge freezer, coving, tiled splash-back, stainless steel 1 1/2 sink bowl and drainer unit, tiled flooring and a door to the bathroom.

Bathroom

Double glazed obscure window to the side, extractor fan, panel bath with hot and cold taps with a shower over, pedestal wash hand basin with hot and cold taps, low-flush W.C., radiator, lino flooring and tiled splash-back.

Landing

Coving and doors to bedrooms one, two and three and access to the loft.

Bedroom One

11'7" x 11'1" (3.53m x 3.38m)

Double glazed window facing the front, coving, mid height dado rail and a radiator

Bedroom Two

11'0" x 8'5" (3.35m x 2.57m)

Double glazed window facing the rear, half panelled wall and a radiator.

Bedroom Three

8'7" x 7'1" (2.62m x 2.16m)

Double glazed window to the rear, cupboard housing the Vaillant boiler (approx. 7yrs old and regularly serviced), access to a second loft hatch and a radiator.

Rear Garden

Beautifully presented north-west facing fully enclosed rear garden (panel fencing only a year old), outside tap, two patio areas, laid to lawn with pathways, raised flower beds, access to a shed which is laid on shingle and a rear gate gives you access out onto the main street via two ways, so you can go left and go up a passage which is two doors up or turn right and go through a passage that is six houses down.

Agents Notes

Tenure - Freehold

Council Tax Band - B





Road Map



Hybrid Map



Terrain Map



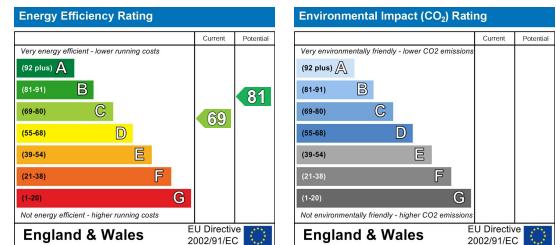
Floor Plan



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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