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



# St Johns Court, Sunfield Close

## East Ipswich, IP4 5JS

**Offers in excess of £140,000**

2 | 1 | 1 | E

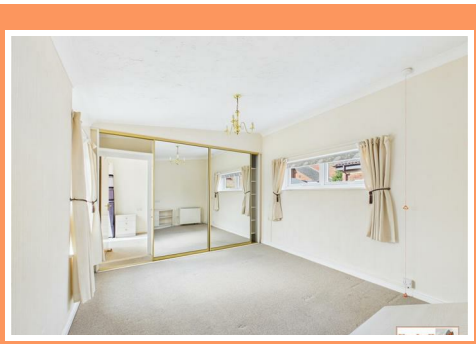


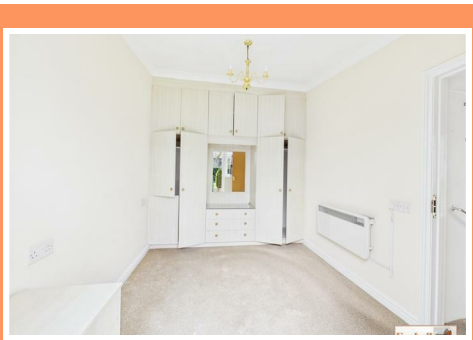


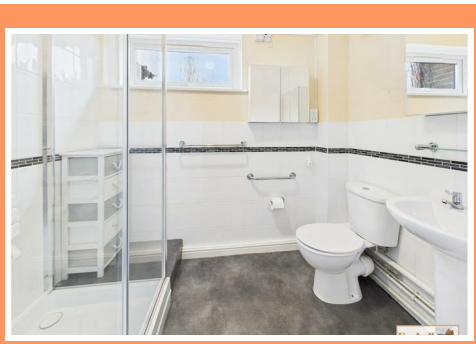
# St Johns Court, Sunfield Close

East Ipswich, IP4 5JS

## Offers in excess of £140,000







### Entrance Hall

Double glazed sliding entrance door to the entrance porch with further door to the entrance hall, storage heater, built in airing cupboard housing the water tank, additional built in storage cupboard. coved ceiling, pull cord.

### Lounge

13'9" x 10"9" (4.19m x 3.05m'2.74m)

Double glazed window to front and to both sides, storage heater and electric fire.

### Shower Room

7'9" x 5'6" (2.36m x 1.68m)

Shower with seat, low flush W.C, pedestal wash hand basin, pull cord, obscured double glazed window to side, extractor fan, shaver point.

### Kitchen

9'11" x 8'1" (3.02m x 2.46m)

Approached by a folding door from the Hallway. Comprising of a single drainer stainless steel sink unit with mixer tap, range of roll top work surfaces with cupboards and drawers under, wall mounted cupboards over, microwave grill to remain, extractor fan, integrated dishwasher, breakfast bar, double glazed window to the rear, entry phone and pull cord.

### Bedroom One

11'10" x 10'9" (3.61m x 3.28m)

Two Double glazed window to both sides, night storage heater, built in wardrobe with sliding mirror fronted doors, sliding door to bedroom two, this could make an excellent office or an additional lounge area, currently fitted out as a separate bedroom.

### Bedroom Two

10'4" x 8'2" (3.15m x 2.49m)

Electric heater, double glazed windows to the side, built in wardrobes with cupboards over and central drawers. Double glazed french doors leading out to a private patio area which looks out to the communal gardens.

### Patio

Private covered patio area

### Agents Note

Tenure - Leasehold
Council Tax Band - B
Service Charges - £298.37 per month inc water starting 1 April 2026
62 years left on lease










Foxhall

## Road Map




## Hybrid Map




## Terrain Map



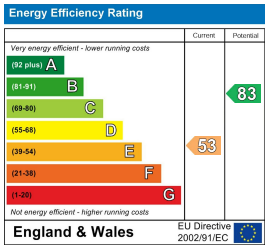

## Floor Plan

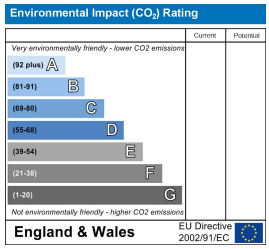



## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.