

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



Oulton Road

Rivers Estate, Ipswich, IP3 0QE

Asking price £270,000



3



1



2



C



Oulton Road

Rivers Estate, Ipswich, IP3 0QE

Asking price £270,000



Front Garden

Block paved driveway providing off-road parking for multiple vehicles, OHME electric car charging point, mature flower and shrub beds, gated side access to the rear of the property and front aspect UPVC double glazed door into the entrance hallway.

Entrance Hallway

Side aspect door into the lounge / diner, stairs to the first floor, radiator and laminate flooring.

Lounge Area

11'3" x 10'10" (3.43m x 3.30m)

Front aspect double glazed window, radiator, laminate flooring and open through to the dining area.

Dining Area

10'4" x 7'10" (3.15m x 2.39m)

Rear aspect double glazed window, side aspect door to the kitchen, radiator and laminate flooring.

Kitchen

10'4" x 7'10" (3.16 x 2.41)

Base and eye-level units, square edge worktops, integrated electric oven and hob, space for a washing machine, space for a fridge, integrated sink bowl and drainer unit with a mixer tap over, rear aspect double glazed window and rear aspect upvc frosted double glazed door into the rear garden.

Landing

Side aspect frosted double glazed window, doors to all bedrooms and the bathroom, loft access and carpeted flooring.

Bedroom One

11'4" x 8'10" (3.45m x 2.69m)

Front aspect double glazed window, radiator, built-in storage cupboard and carpeted flooring.

Bedroom Two

10'4" x 8'3" (3.15m x 2.51m)

Rear aspect double glazed window, radiator and carpeted flooring.

Bedroom Three

8'5" x 6'5" (2.57m x 1.96m)

Front aspect double glazed window, radiator, built-in over stairs storage cupboards and carpeted flooring.

Bathroom

7'7" x 5'5" (2.31m x 1.65m)

Panel bath with stainless steel mixer taps, Mira Sport electric shower and glass shower screen, low-level W.C into vanity unit, hand wash basin into vanity unit, heated towel rail, side aspect frosted double glazed window, tiled walls and tiled flooring.

Rear Garden

Enclosed to panel fencing, mainly laid to lawn with patio area and an area laid to stones with a variety of mature trees, shrubs and flowerbeds.

Garage

17'7" x 8'7" (5.37 x 2.64)

Up and over door to the front and pedestrian access door to the side with power and light.

Agents Notes

Tenure - Freehold
Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



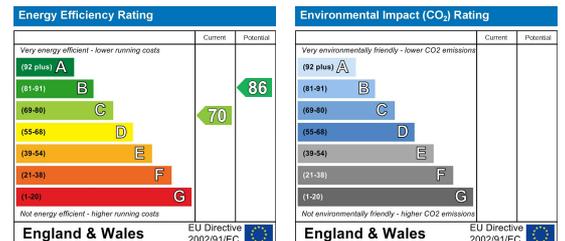
Floor Plan



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.