

Foxhall



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Downing Close

South / West, Ipswich, IP2 9ER

Guide price £120,000



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Entrance Hallway

Double glazed and UPVC door into the hallway as well as a window to side, carpet flooring, doors to the bedroom, kitchen, bathroom and lounge diner. A cupboard housing the Worcester boiler which was installed in 2016 it is regularly serviced done only last week (November 2025). Storage cupboard and a further cupboard in the hallway suitable for plenty of storage or for a fridge freezer, chest freezer or any of those facilities, etc and access to the loft and fuse board. (Hotpoint Fridge /freezer is going to be left by vendor)

Lounge

14'9 x 11'10 (4.50m x 3.61m)

Double aspect lounge, superbly light and airy and great unoverlooked views to the rear. Carpet flooring, aerial and phone point.

Kitchen

9'6" x 5'7" (2.90m x 1.70m)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, space and plumbing for a washing machine, space for another utility if required, freestanding electric Hotpoint oven, stainless steel sink bowl drainer unit with separate hot and cold taps, vinyl flooring, double glazed window to the rear with roller blind and splash-back tiling.

Bathroom

9'6" x 5'6" (2.90m x 1.68m)

Panel bath with a mixer tap and handheld shower over, pedestal wash hand basin, low-flush W.C., vinyl flooring, double glazed obscure window to the rear and a radiator.

Bedroom

14'10" x 8'9" (4.52m x 2.67m)

Carpet Flooring, double glazed window to the rear and a radiator.

Garden

This is accessed via a pathway to the side which gives access to both the gardens of the maisonette the first one is the ground floor so the second one to the rear is the upstairs. Pedestrian gate and the garden is mainly laid to lawn with a fantastic view of trees, etc unoverlooked from the rear.

Garage on Block

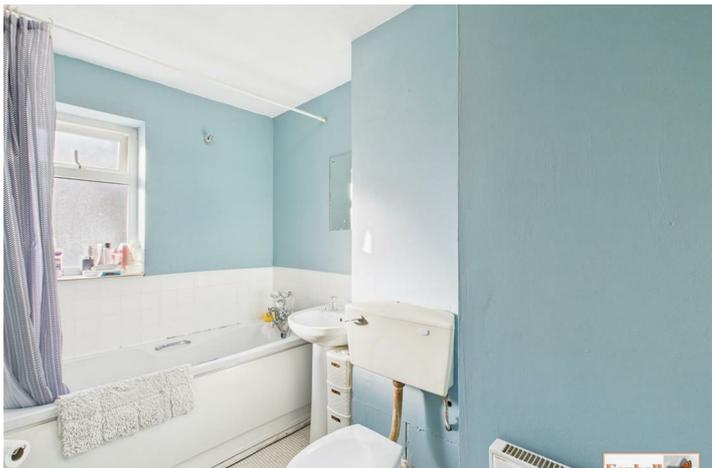
Pathway from the front door to the garages, there is a driveway just past the layby to the garages on block for several houses around here. The garage in question is the second white door. There is a blue/green (downstairs maisonette), second white one from the tree on the right hand side. The garage has no power and has a manual up and over door which is re-enforced on both sides with extra locks.

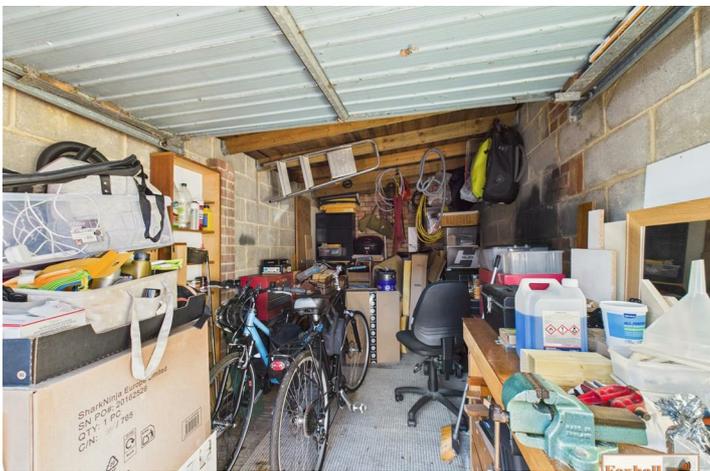
Agents Notes

Tenure - Leasehold

Council Tax Band - A

81.5 years left on lease - no ground rent or service charges.

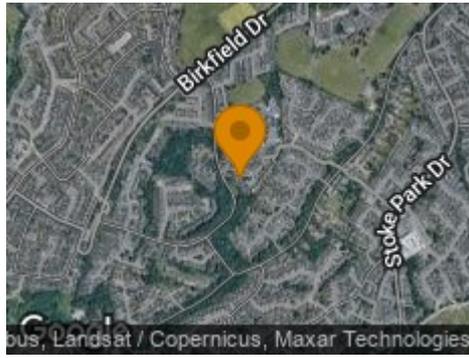




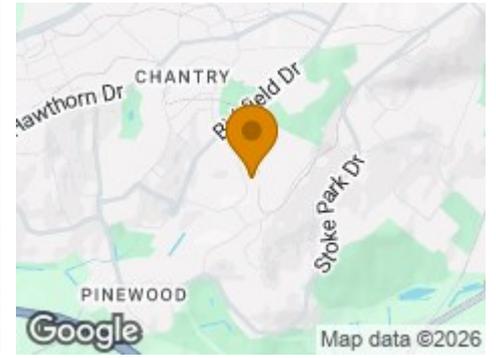
Road Map



Hybrid Map



Terrain Map



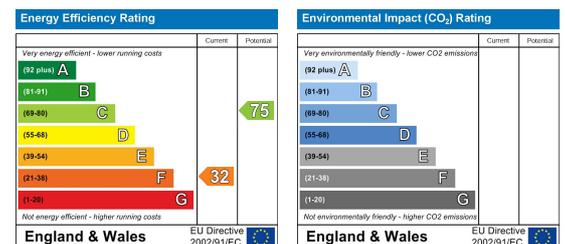
Floor Plan



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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