

Foxhall



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Roma Avenue

Ipswich, IP5 3RP

Guide price £165,000



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Front Garden

Small front garden area with driveway providing off road parking to the side, access to both sides of the property leading to the excellent sized rear garden.

Obscure double glazed to.

Entrance Hallway

Radiator, coved ceiling, built in coats cupboard and door to.

Bedroom One

10'9" x 9'5" (3.28m x 2.87m)

Double glazed window to front and side, fitted bedroom furniture with dresser unit, bedside drawers and built in wardrobe with sliding doors.

Bedroom Two

9'3" x 6'11" (2.84 x 2.12)

Double glazed window to side, radiator, fitted wardrobes, bedside cabinet with cupboards over the bed area.

Bathroom

5'5" x 7'4" (1.66 x 2.24)

Panel bath with shower over, low level W.C., wash basin with mixer, cupboards under, radiator, tiling to walls, and obscure double glazed window to rear.

Lounge

10'7" x 19'10" (3.25 x 6.05)

Double glazed window to front and side, two radiators, coved ceiling, through to.

Dining Area

10'1" x 6'10" (3.08 x 2.10)

Double glazed window to side, radiator, laminated style flooring, door to rear and door to.

Kitchen

8'1" x 13'7" (2.48 x 4.16)

Well fitted comprising single drainer stainless steel sink unit and mixer tap, cupboards, drawers and appliance space under, roll top worksurfaces with drawers and cupboards under and wall mounted cupboards over, double glazed window to rear, freestanding oil fired boiler, cupboard housing water tank, further built in upright, obscure double glazed door to.

Rear Porch

Door to.

Rear Garden

Extensively laid to lawn with pond, patio, outside courtesy light, and oil tank.

Please note there is a ramp from the rear garden providing mobility access.

Agents Note

Tenure - Non-Traditional
Council Tax Band - A

Service Charges:

Pitch Fee - £203.57 per month (June Review) this does not include any utilities.

Electric - 26.4p per unit plus VAT this is charged quarterly.

Water has averaged £20-£25 a month over the last year.







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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