

# Foxhall



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## Reading Road

East Ipswich, IP4 4NP

Guide price £250,000



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## Entrance Hallway

Doors to the lounge and dining room, wooden flooring and stairs up to the first floor.

## Front Garden

Hardstanding suitable for off-road parking for two cars and a pathway to the front door.

## Kitchen / Breakfast Room

10'11 x 8'3 (3.33m x 2.51m)

Comprising of wall and base units and cupboards and drawers under and worksurfaces over, plinth and ceiling spotlights, one and a half sink bowl drainer unit with mixer tap over, integrated oven, gas hob and integrated extractor over, double glazed window to the side, splashback tiling, door through to the rear lobby, breakfast area, radiator, foldable extension to worksurface and vinyl flooring.

## Lounge

15'11 x 11'11 (4.85m x 3.63m)

Two double glazed windows to the side, wooden flooring, alcove with shelves under the stairs for storage with a light, further alcove with shelving, coving, radiator and arch through to the kitchen/breakfast room.

## Dining Room

12' x 11'5 (3.66m x 3.48m )

Double glazed window to the front with fitted blinds, radiator, wooden flooring, wooden skirting boards, coving and two alcoves with fitted shelves.

## Rear Lobby

Doors to the downstairs bathroom and utility room, vinyl flooring, cupboard with double doors housing the Baxi boiler (installed in 2006, regularly serviced) and door out to the outside.

## Bathroom

6'6 x 6'3 (1.98m x 1.91m)

Panel bath with a mixer tap with hand held shower, pedestal wash hand basin, low-flush W.C., splash-back tiling, radiator, obscure double glazed window to the side and tiled flooring.

## Utility Room

5'7 x 4'1 (1.70m x 1.24m)

Space under for two under counter white goods such as a dryer, freezer or fridge etc. Worksurface, wood and glazed construction with UPVC roof, light and power and plumbing for a washing machine.

## Landing

Doors to bedrooms one, two, three and the shower room, phone point, electric fuse box, access to the loft and carpet flooring.

## Bedroom One

12'1 x 11'6 (3.68m x 3.51m)

Double glazed window to the front with fitted blinds, original wooden flooring, radiator, built-in walk-in cupboard for storage, clothes etc and a triple mirror fronted wardrobe for storage.

## Bedroom Two

8'10 x 7'9 (2.69m x 2.36m)

Double glazed window to the side, radiator and carpet flooring.

## Bedroom Three

12' x 6'1 (3.66m x 1.85m)

Carpet flooring, radiator and large double glazed window to the rear.

### **Shower Room**

7'9 x 3'6 (2.36m x 1.07m)

Pedestal wash hand basin, low-flush W.C., walk-in shower cubicle, vinyl floor, radiator, fully tiled walls and an extractor fan.

### **Rear Garden**

41'11" x 18'8" (12.8 x 5.7)

Fully enclosed rear garden with lawn area with gorgeous triple lilac and camellia in the garden, pathway through to the garden, plenty of bulbs and planting, large shed / workshop to stay, outside tap, pathway down the side of the property with a pedestrian gate out to the front and plenty of room to store bins, etc.

### **Shed / Workshop**

15'5 x 6'9 (4.70m x 2.06m)

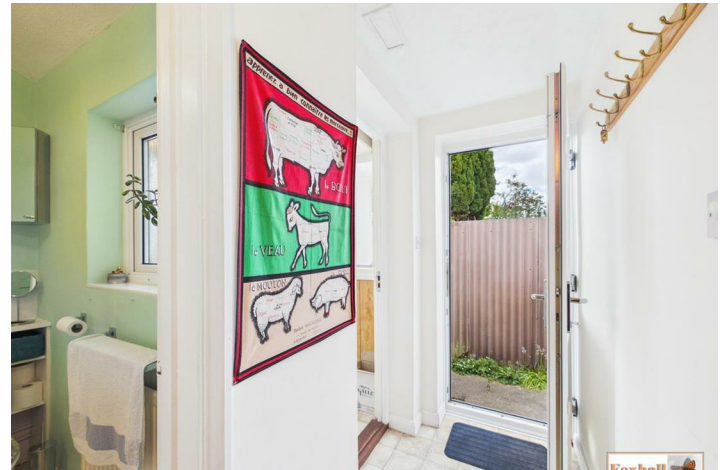
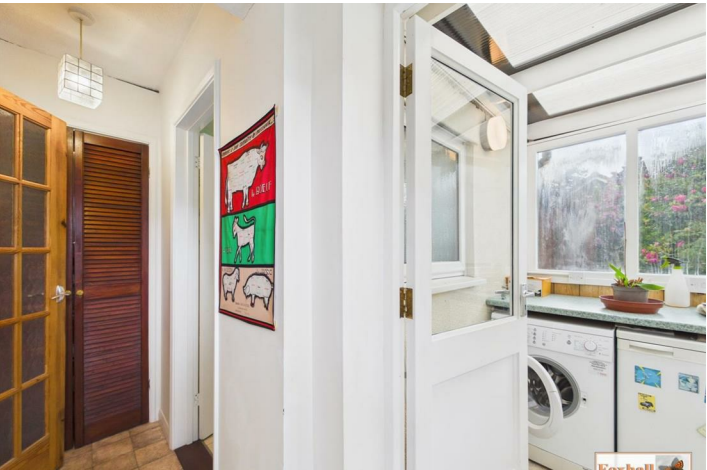
With power and light and a window to side.

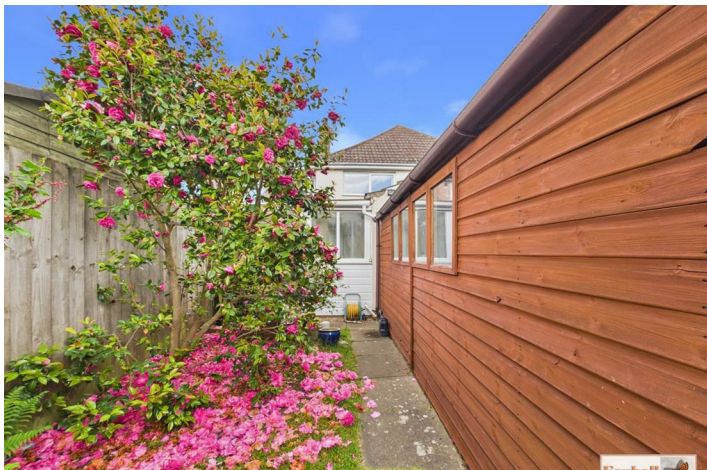
### **Agents Notes**

Tenure - Freehold

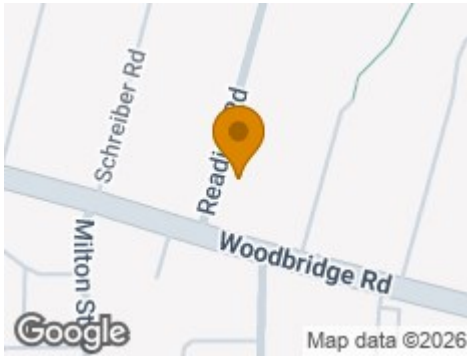
Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



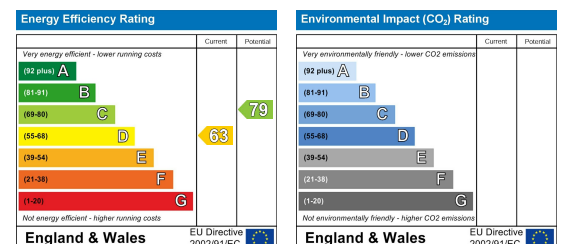
## Floor Plan



## 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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