

# Foxhall



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## Churchill Avenue

East Ipswich, IP4 5DS

Asking price £280,000



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## Front Garden

A block paved driveway providing off road parking for two cars with an area laid to slate to one side which, if required, could be converted to provide further off road parking. The front garden is enclosed by a low brick wall and there are double gates to the side of the house.

## Entrance Hallway

12'3" x 5'4" (3.74 x 1.63)

A front respect uPVC door into entrance hallway. Doors to the lounge and kitchen diner, stairs to the first floor, under stairs cupboard, wood panelling, radiator, carpeted flooring.

## Lounge

13'9" x 10'9" (4.21 x 3.30)

Front aspect double-glazed window, radiator, feature gas fire, carpeted flooring, sliding doors through to kitchen/diner.

## Kitchen/Diner

16'8" x 10'9" (5.09 x 3.30)

Two rear aspect double-glazed windows. Rear aspect door to conservatory. Base and eye level units, worktops, space for oven, space for washing machine, space for fridge-freezer, integrated stainless-steel one and a half sink. Laminate flooring in the kitchen area, carpeted flooring and wood panelling in the dining space.

## Conservatory

9'6" x 4'3" (2.91 x 1.31)

Side aspect door into the garden, laminate flooring.

## Landing

Doors to all bedrooms and the shower room. Side aspect double-glazed window, loft access, carpeted flooring.

## Bedroom One

13'10" x 8'0" (4.22 x 2.44)

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

## Bedroom Two

10'10" x 7'6" (3.32 x 2.29)

Rear aspect double-glazed window, radiator, carpeted flooring.

## Bedroom Three

9'10" x 6'8" (3.00 x 2.05)

Front aspect double-glazed window, radiator, carpeted flooring.

## Shower Room

6'3" x 5'5" (1.91 x 1.66)

Full width shower cubicle with glass screen and stainless-steel wall mounted mixer shower. Low level W.C., hand wash basin into vanity unit. stainless steel towel rail, tiled walls, laminate flooring.

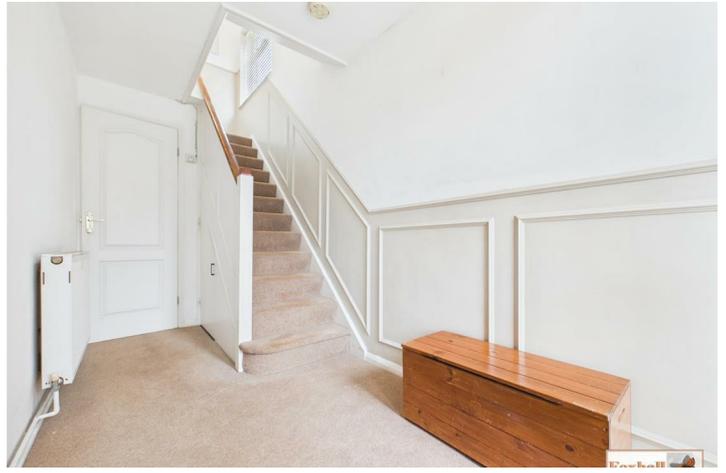
## Rear Garden

Enclosed to panel fencing, the rear garden is mainly laid to lawn with a corner pergola, wooden shed, outside tap, outside electric socket and gated side access through to the front of the property.

## Agents Notes

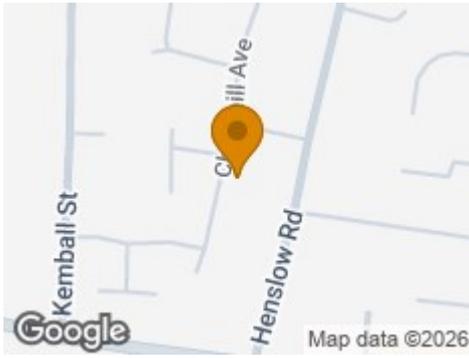
Tenure - Freehold  
Council Tax Band C



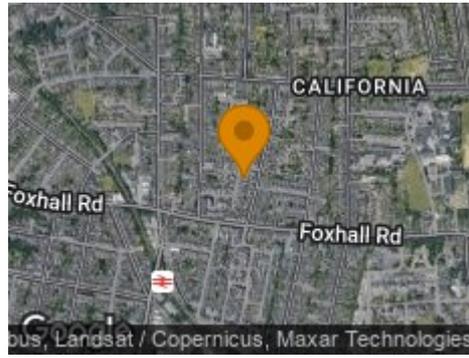




## Road Map



## Hybrid Map



## Terrain Map



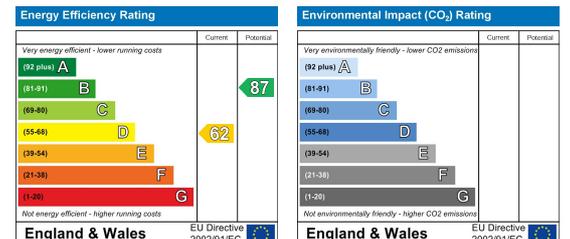
## Floor Plan



## 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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