

# Foxhall



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## Jermyns Close

Capel St. Mary, Ipswich, IP9 2UQ

Price £300,000



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## Front Garden

Off-road parking for one car comfortably via a driveway and a pathway that leads to entrance porch. There is a passageway down the side of the property leading to a gate giving you access to the rear garden, most of the front garden is laid to lawn with a shingle border.

## Entrance Porch

Double glazed window facing the side, entry via a double glazed obscure door facing the front, coving, radiator and a door into the lounge/diner.

## Lounge/Diner

22'2" x 11'10" (6.76m x 3.61m)

Double glazed window facing the front, double glazed window facing the rear, two radiators, coving, a door which gives you access to the stairs, feature fireplace which holds an electric fire with a stone base and surround and wooden mantle and a door into the kitchen.

## Kitchen

11'3" x 7'4" (3.43m x 2.24m)

Double glazed window facing the rear, a double glazed obscure door facing the rear going out into the rear garden, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap over, tiled splash-back, radiator, cooker hood, space for a fridge freezer, storage cupboard with built-in shelving and also a large understairs storage cupboard.

## Landing

Access to the loft, double glazed window facing the side, radiator and doors to bedrooms one, two, three, the bathroom and separate W.C.

## Bedroom One

11'9" x 10'7" (3.58m x 3.23m)

Double glazed window facing the front and a radiator.

## Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

Double glazed window facing the rear, radiator and a cupboard housing the Viessmann combi boiler which is regularly serviced and fitted in 2010.

## Bedroom Three

9'5" x 8'6" (2.87m x 2.59m)

Double glazed window facing the front and a radiator.

## Bathroom

8'8" x 4'7" (2.64m x 1.40m)

Double glazed obscure window to the side and rear, step-in separate shower cubicle, panel bath with hot and cold taps, wall mounted wash hand basin with hot and cold taps, radiator and tiled splashback with splashback boarding in the shower.

## Separate W.C.

5'7" x 2'9" (1.70m x 0.84m)

Double glazed obscure window facing the side, low-flush W.C. and a radiator.

## Rear Garden

Fully enclosed north facing rear garden, mostly laid to lawn with flower bed and shrub borders, shingle border, patio, fully enclosed via panel and wire fencing, outside tap and a pathway which leads to a gate down the side going to the front garden. (shed not staying)

## Garage

16'7" x 8'1" (5.05m x 2.46m)

Electric roll door with power and lighting and a door to the side.

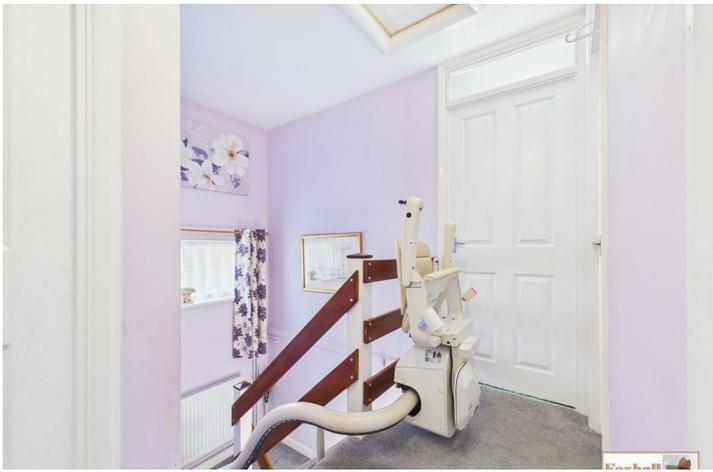
## Agents Notes

Tenure - Freehold

Council Tax Band - C







## Road Map



## Hybrid Map



## Terrain Map



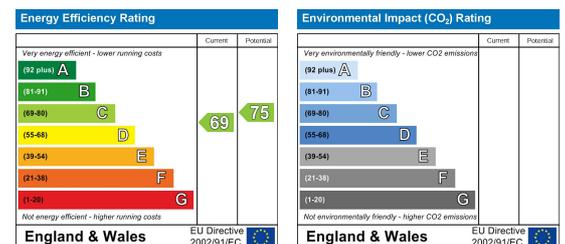
## Floor Plan



## 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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