

# Foxhall



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## Kemball Street

Off Foxhall Road, Ipswich, IP4 5EB

Offers in excess of £200,000



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## Front Garden

Block paved driveway providing off road parking for one car, shared side access leading around to the rear.

## Entrance Hallway

Recessed entrance porch area with entrance door into entrance hallway, radiator, stairs of, through to lounge/diner.

## Lounge/Diner

22'4" x 9'10" (6.81m x 3.00m)

Lounge - Double glazed window to the front, fire surround with open fire, cove ceiling and a radiator.

Dining - Double glazed window to rear, radiator, under stairs storage area, cove ceiling, door to kitchen.

## Kitchen

8'9" x 7'3" (2.67m x 2.21m)

Comprises single drainer stainless steel sink unit with a mixer tap with cupboard and appliance space under, roll top work surfaces with drawers and cupboards under, wall mounted cupboards over, wall mounted boiler, double glazed window to the side, obscure double glazed door to the outside.

## Landing

Access to the loft, doors to bedroom one, bedroom two and the bathroom.

## Bedroom One

14'8" x 10'10" (4.47m x 3.30m)

Two double glazed windows to the front, cove ceiling and a radiator.

## Bedroom Two

10'9" x 9'8" (3.28m x 2.95m)

double glazed window to the rear, cove ceiling and a radiator

## Bathroom

8'10" x 7'2" (2.69m x 2.18m)

Panel bath with shower over, low level W.C, pedestal wash hand basin, radiator, obscure double glazed window to the rear, built-in airing cupboard housing hot water tank.

## Rear Garden

Gated side access leading into the rear garden with a patio area immediately outside the back door. The garden itself is enclosed by timber fencing and mainly laid to lawn.

## Agents Notes

Tenure - Freehold

Council Tax Band - B

Agents Note... The property has been underpinned and an inspection of the completed works for the project was made by a member of Ipswich Building Control on the 10th September 2009.











Road Map



Hybrid Map



Terrain Map



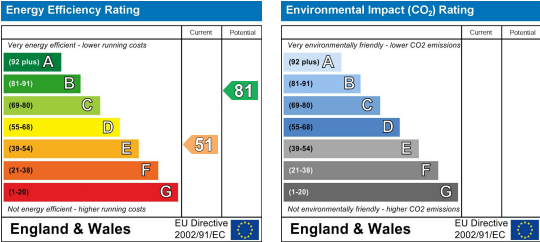
Floor Plan



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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