

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Leopold Road

East Ipswich, Ipswich, IP4 4RN

Offers in excess of £360,000



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Front Garden

Off road parking for two cars, one on a hardstanding concrete and another car space on shingle and pathway leading to the front door. At the side of the property is a shared driveway leading to the garage and a side gate into the rear garden.

Entrance Hall

Door to the front for entry with a double glazed obscure window above, radiator, storage cupboard, laminate flooring and doors to:

Bedroom One

12'6" x 10'3" (3.82 x 3.13)

Double glazed bay window to front and radiator.

Bedroom Two

12'8" x 10'1" (3.87 x 3.09)

Double glazed bay window to front and radiator.

Bedroom Three

11'0" x 10'2" (3.36 x 3.10)

Double glazed window to side, radiator and access to the loft (drop down loft ladder, insulation with a brand new fitted hatch).

Bathroom

Double glazed obscure window to side, walk in shower cubicle with waterfall shower, stand alone bath with mixer taps, low flush W.C., vanity wash hand basin, extractor fan, spotlights, heated towel rail, fully tiled walls and flooring.

Kitchen/Diner

20'4" x 17'7" (6.20 x 5.36)

Double glazed window to side and rear, double glazed skylight, wall and base fitted units with cupboards and

drawers, stainless steel single sink bowl drainer unit, built in electric oven, electric hob and cooker hood, plumbing for washing machine, space for fridge freezer, integrated dishwasher, radiator, plenty of space for dining, spotlights, laminate flooring, double internal doors leading into the lounge.

Lounge

14'8" x 12'9" (4.48 x 3.89)

Double glazed windows to rear and side, double glazed French style doors to the rear, radiator and laminate flooring.

Rear Garden

73'4" x 28'11" (22.36 x 8.83)

Fully enclosed east facing rear garden with trees and shrubs to the rear for privacy, mainly laid to lawn with a newly laid patio, shed, outside tap and access into the garage via a side door.

Garage

16'1" x 7'11" (4.91 x 2.42)

Entry via an electric fob up and over door, single glazed window to side, garage is fitted with a new roof and door with power and lighting.

Agents Note

Tenure - Freehold

Council Tax Band - C





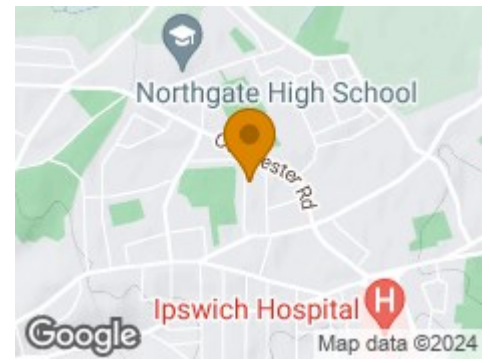
Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate total area⁽¹⁾
 916.64 ft²
 85.16 m²

(1) Excluding balconies and terraces

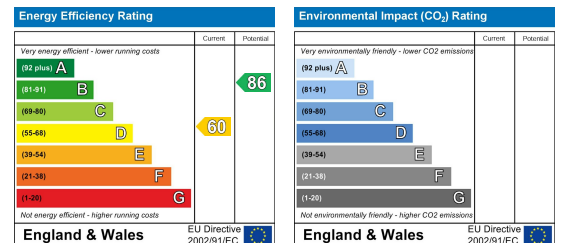
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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