

# Foxhall



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## Sorrel Close

South West Ipswich, IP2 0PE

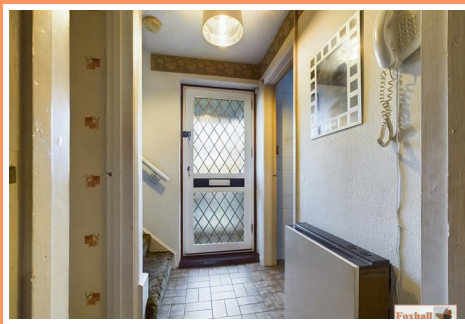
Guide price £200,000



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South West Ipswich, IP2 0PE

## Guide price £200,000



### Sorrel Close

NO ONWARD CHAIN - SUBJECT TO PROBATE - THREE BEDROOM SEMI DETACHED HOUSE - CUL-DE-SAC POSITION - FULLY ENCLOSED REAR GARDEN - GROUND FLOOR BATHROOM - CLOSE TO IPSWICH TRAIN STATION - EASY ACCESS TO A12/A14

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale with no onward chain (subject to Probate) this three bedroom semi detached house situated in the popular south west area of Ipswich.

The property benefits from a lounge, kitchen, ground floor bathroom, entrance porch, entrance hall, three bedrooms, front garden and a fully enclosed rear garden.

Ipswich's popular south west location offers plenty of local amenities including supermarkets, good school catchment areas and Suffolk One College (subject to availability) within close proximity to Ipswich mainline train station with links to London Liverpool Street and easy access to A14/A12.

### Front Garden

Enclosed by a mid height brick wall mostly laid to lawn with a pathway to the front door and a side access gate leading to the rear garden.

### Entrance Porch

Double glazed window to front and side, double glazed door for entry, tiled flooring and door into the hallway.

### Entrance Hallway

Double glazed door to front for entry, storage heater, tiled flooring and doors to:-

### Lounge

4.51 x 3.21 (1.22m.15.54m x 0.91m.6.40m)

Double glazed window to rear, storage heater, high picture rails, feature brick fireplace and under stairs cupboard.

### Kitchen

11'11" x 8'9" (3.65 x 2.69)

Fitted kitchen comprising wall and base units with cupboards and drawers, double glazed window to rear and side, double glazed door to side leading into the rear garden, single sink bowl and drainer unit, space for oven, space for fridge freezer, space and plumbing for washing machine, storage heater, splash back tiling and lino flooring.

### Bathroom

Obscure double glazed window to front and side, panelled bath with mixer tap and shower attachment over, low flush W.C., pedestal wash hand basin and tiled walls.

### First Floor Landing

Double glazed window to front, storage heater, doors to:

### Bedroom One

12'0" x 10'5" (3.67 x 3.20)

Double glazed window to rear.

### Bedroom Two

11'11" x 8'10" (3.65 x 2.71)

Double glazed window to rear and side, access to the loft (insulated).

### Bedroom Three

8'11" x 8'1" (2.73 x 2.47)

Double glazed window to front and airing cupboard housing water tank.

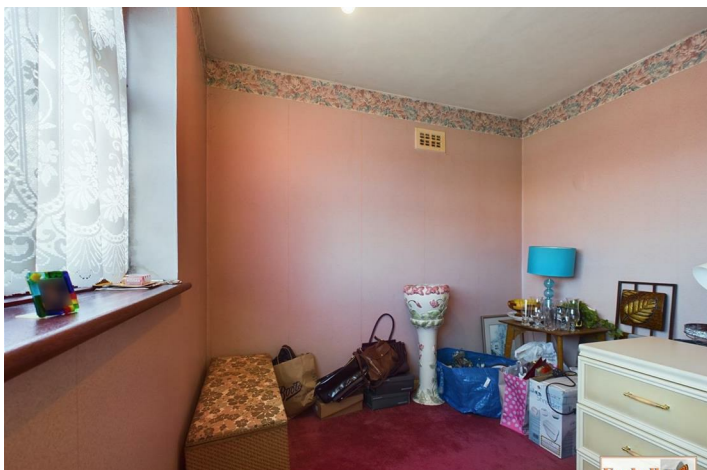
### Rear Garden

42'7" x 30'7" (13.0 x 9.33)

Fully enclosed rear garden by fencing, hedges and a high brick wall, mainly laid to lawn with pathway, raised patio area, purpose brick built storage, bark feature and access to the front via a side gate.

### Agents Note

Tenure - Freehold  
Council Tax Band B  
Subject to Probate





## Road Map



## Hybrid Map



## Terrain Map



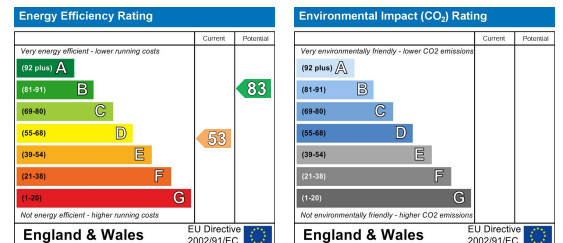
## Floor Plan



## 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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