

# Foxhall



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## Lavenham Road

South West Ipswich, IP2 0LD

Asking price £268,500



3



1



2



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# Lavenham Road

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## Front Garden

Mostly laid to lawn with off road parking for two cars via a driveway, leading to the garage.

## Entrance Hallway

Double glazed door and window to front, vinyl flooring, radiator, stairs rising to first floor and door to lounge.

## Lounge

13'4" x 11'1" (4.08 x 3.38)

Double glazed window to front, radiator, coving, vinyl flooring and opening to kitchen/dining room.

## Kitchen/Dining Room

14'2" x 9'9" (4.33 x 2.99)

Double glazed sliding patio door to rear, double glazed window to rear, a fitted kitchen comprising wall and base units with cupboards and drawers, stainless steel sink bowl and drainer unit, space for an oven, cooker hood over, plumbing for washing machine, space for fridge freezer, wall mounted Valiant boiler, radiator, coving, roll top worksurfaces, plenty of dining room space, under stairs cupboard and door to garage.

## First Floor Landing

Double glazed window to side, access to the loft, airing cupboard and doors to.

## Bedroom One

12'4" x 8'9" (3.77 x 2.69)

Two double glazed windows to front, radiator and built in double wardrobe.

## Bedroom Two

8'1" x 7'5" (2.48 x 2.27)

Double glazed window to rear and radiator.

## Bedroom Three

6'8" x 5'5" (2.04 x 1.67)

Double glazed window to rear and radiator.

## Bathroom

Obscure double glazed window to side, heated towel rail, panelled bath with mixer tap and shower attachment over, low flush W.C., vanity wash hand basin, splashback tiling and vinyl flooring.

## Garage

15'10" x 7'10" (4.83 x 2.40)

Manual up and over door with eaves storage, door leading into the rear garden and a door into the kitchen/dining room.

## Rear Garden

29'8" x 28'1" (9.06 x 8.56)

An unoverlooked fully enclosed rear garden with timber fencing, mostly laid to lawn with a patio area and outside tap, access into the garage and side access into the front of the property.

## Agents Note

Tenure - Freehold  
Council Tax Band C







## Road Map



## Hybrid Map



## Terrain Map

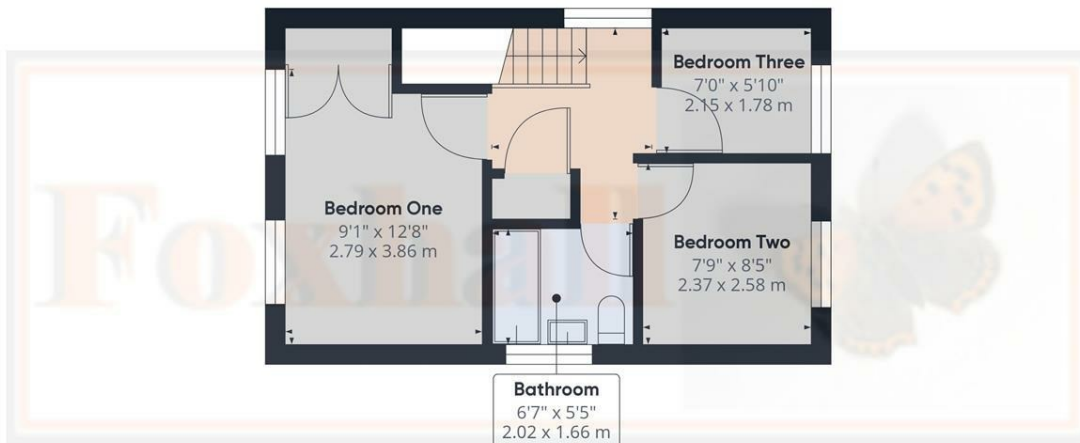


## Floor Plan



Floor 0

Approximate total area<sup>1)</sup>  
672.58 ft<sup>2</sup>  
62.49 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

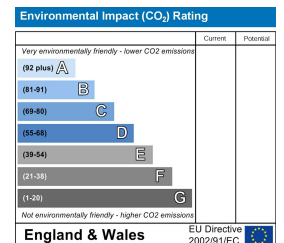
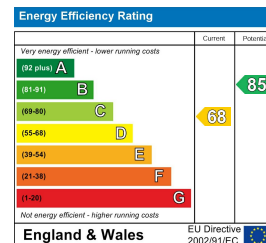
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.