

# Foxhall



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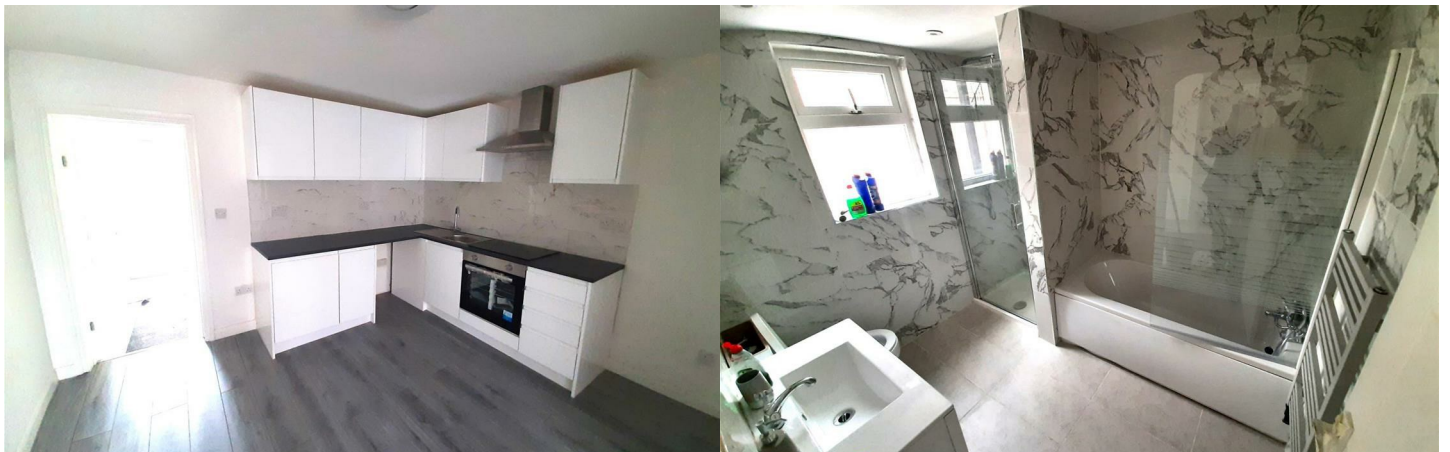
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## Woodbridge Road

East of Town Centre, Ipswich, IP4 2EG

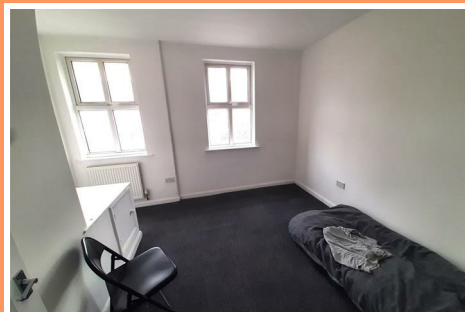
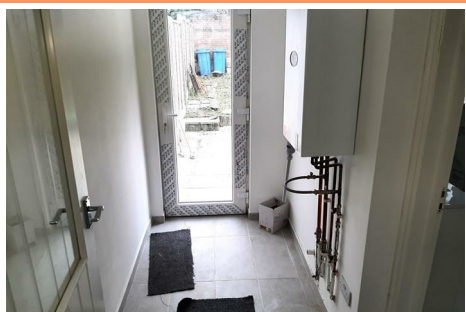
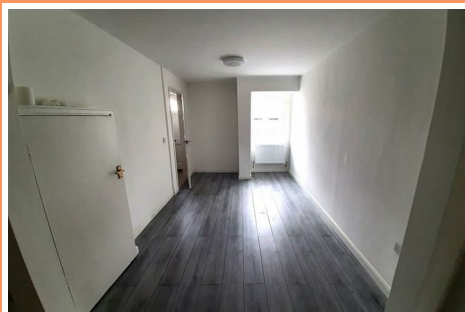
Offers in excess of £185,000



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## Entrance Hall

Entrance door into entrance hall with radiator, tiled flooring and stairs rising to the first floor.

## Lounge Area

12'3 x 8'6 (3.73m x 2.59m )

Double glazed window to front, meter cupboard, grey wood effect laminate flooring.

## Kitchen/Diner Area

11'11 x 9'10 (3.63m x 3.00m)

Comprising single drainer stainless steel sink unit with mixer and cupboard under, roll top work surfaces with cupboards, drawers and appliance space under, wall mounted cupboards over, oven, hot and extractor over, radiator, part glazed door leading into the utility area.

## Utility Room

9'0 x 4'4 (2.74m x 1.32m)

Wall mounted boiler, tiled flooring, double glazed door to outside and door to bathroom.

## Bathroom

8'7 x 6'11 (2.62m x 2.11m)

Tiled walls and flooring, panelled bath with mixer shower attachment and screen, independent walk in shower cubicle, heated towel rail, downlighters and double glazed window to rear.

## First Floor Landing

Access to loft and doors to bedrooms one, two and three.

## Bedroom One

12'5 x 10'11 (3.78m x 3.33m )

Two double glazed windows to front and radiator.

## Bedroom Two

12'4 x 8'8 (3.76m x 2.64m)

Double glazed window to rear, radiator and door onto outside platform/balcony area.

## Bedroom Three

9'11 (max) x 9'0 (max) (3.02m (max) x 2.74m (max))

Double glazed skylight and radiator.

## Rear Garden

A good size south facing rear garden mainly laid to lawn.

## Agents Note

Tenure - Freehold

Council Tax Band (TBC as property converted back into house)



## Road Map



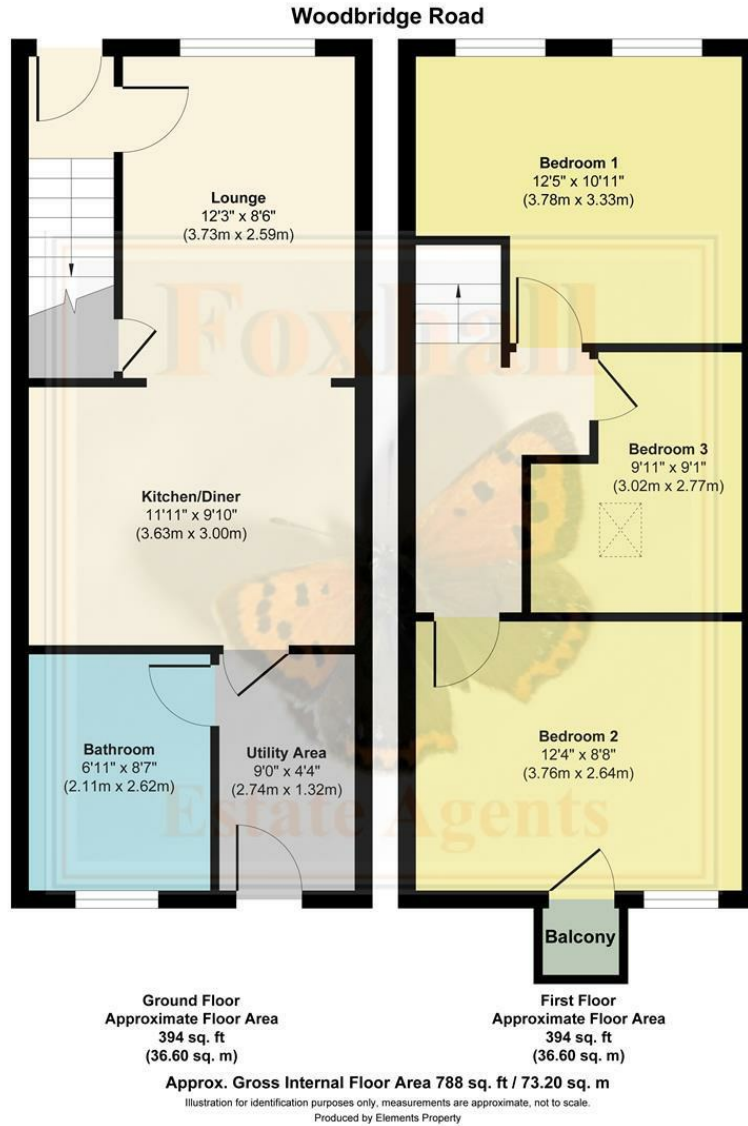
## Hybrid Map



## Terrain Map



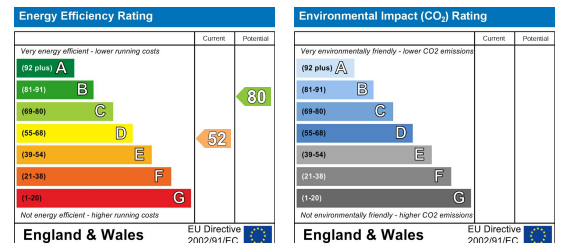
## Floor Plan



## 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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