

Foxhall



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Ringham Road

East Ipswich, IP4 5BX

Offers in excess of £200,000



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Front Garden

Low wooden fenced enclosed front garden with gravel area and steps up to front door and side pathway to pedestrian gate through to rear garden.

Entrance

Archway into the lounge, door to dining room and stairs rising to the first floor. The current owners have refurbished the wooden stairs.

Lounge

10'3 x 10'11 (3.12m x 3.33m)

Double glazed window to front, part glazed UPVC door into the lounge, laminate flooring, marble hearth suitable for installing an electric wood burner style fire if required, radiator, aerial and phone points, coving and picture rail.

Kitchen/Diner

19'1 x 10'11 (5.82m x 3.33m)

Dining Room Area - Double glazed window to rear, laminate flooring, open fireplace with wooden plinth, brick hearth, cupboard under the stairs, alcove for storage, coving, dado rail and door through to the kitchen.

Kitchen Area - Laminate flooring, comprising wall and base units with cupboard and drawers under, worksurfaces over, coving, double butler sink with mixer tap over, double glazed window with fitted blinds, tiled splashbacks, Zanussi electric oven with hob and extractor fan over, space for full height fridge freezer and space and plumbing for a washing machine.

Rear Lobby

Tiled flooring, light and power, obscure part glazed UPVC door into the side/rear garden and door into W.C.

This area would be suitable for use as a utility area as it has light and power or the storage of shoes and coats, etc.

Cloakroom W.C.

Pedestal wash hand basin, low flush W.C., tiled flooring, double glazed window to rear.

First Floor Landing

Doors to bedrooms one and two, hard wood flooring and loft access.

Bedroom One

10'2 x 11'0 (3.10m x 3.35m)

Laminate flooring, double glazed window to front, radiator, built in storage cupboard.

Bedroom Two

10'5 x 11'0 (3.18m x 3.35m)

Laminate flooring, double glazed window to rear, radiator and door to bathroom.

Bathroom

8'3 x 7'0 (2.51m x 2.13m)

Panelled bath with shower over, double glazed window to rear, pedestal wash hand basin, part tiled walls, low flush W.C., laminate flooring and airing cupboard housing boiler which is only 5 years old and regularly serviced.

Rear Garden

91'3" x 16'0" (27.83 x 4.877)

A patio area suitable for alfresco dining, a gravel pathway up to the rear of the property with lawn area either side with plenty of mature trees, shrubs, bulbs and planting, green house (5'x7' approx.) to remain, shed (2.604 x 2.804m) to remain, an outside tap and a pedestrian gate through to the front garden.

Agents Note

Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



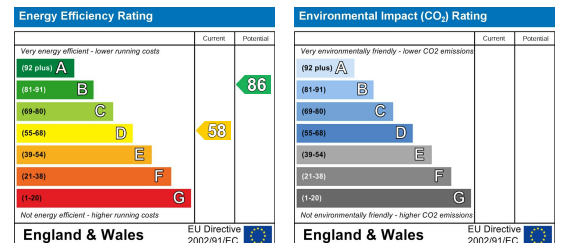
Floor Plan



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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