

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



King Edward Road

East Ipswich, IP3 9AN

Guide price £260,000



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Front Garden

Fence and gate leading on the lawn area with path to front door. Shared driveway to provide access to both rear gardens. This front garden could be adapted if required to provide off road parking.

Porch

UPVC double glazed door into the porch, original tiled flooring, light and door into the entrance hallway.

Entrance Hallway

Laminate flooring, phone point, doors to lounge, dining room and kitchen, cupboard under stairs, stairs rising to first floor and radiator.

Lounge

10'4 x 12'0 (3.15m x 3.66m)

Double glazed window to front with views over Murray Park green, carpet flooring, radiator, aerial point, open alcove where the fire and chimney breast and suitable for use as display or potential for installation of an electric fire.

Dining Room

10'10 x 10' (3.30m x 3.05m)

Laminate flooring, picture rails, radiator and a double glazed and UPVC door leading onto the rear garden and two double glazed windows to side and above with alcove on the chimney breast where an electric fire could potentially be installed but this isn't currently open.

Kitchen

7'9 x 7'0 (inc utility cupboards) (2.36m x 2.13m (inc utility cupboards))

Comprising of wall and base units with cupboard and drawers under, worksurfaces over, space for an electric oven, stainless steel sink bowl and drainer with mixer tap

over, tiled splashbacks, laminate flooring and a cupboard off the kitchen which could potentially be used as a utility room. The current owner is using this to house a fridge freezer.

Utility Cupboard One

Currently being used for a full height fridge freezer.

Utility Cupboard Two

Space and plumbing for a washing machine.

First Floor Landing

Doors to bedrooms one, two, three and bathroom, obscure double glazed window to side with fitted roller blind, picture rails and electric fuse board.

Bedroom One

10'4 x 11'0 (3.15m x 3.35m)

Double glazed bay window to front with views overlooking Murray Park Recreation area and trees, radiator, laminate flooring and picture rails.

Bedroom Two

11'0 x 11'1 (3.35m x 3.38m)

Double glazed window to rear, carpet flooring and radiator.

Bedroom Three

7'2 x 5'11 (2.18m x 1.80m)

Double glazed window to front over looking the Murray Park Recreation area, radiator and carpet flooring.

Bathroom

5'7 x 5'10 (1.70m x 1.78m)

Panelled bath with shower over, low flush W.C., pedestal wash hand basin, tiled splashback, tiled flooring, obscure double glazed window to rear with fitted roller blind, access to loft and heated towel rail.

Rear Garden

47'4" x 25'3" (14.449 x 7.716)

Pathway into the rear garden, mainly laid to lawn with a patio area at the end of the garden suitable for alfresco dining, pedestrian gate to the front of the property and shared access.

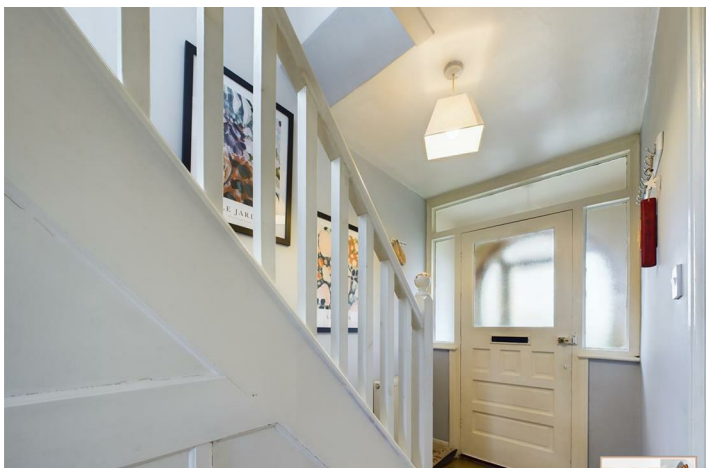
Local Area

Recreation area ideal for walking, cycling or walking the dog, within the walking distance of local shops, Derby Road train station, near to Rose Hill, Murrayfield and Cliff Road primary schools, Holywells park and Ipswich Academy catchment area. A short car drive to more local shops, restaurants, the town centre and quayside, Ipswich hospital, petrol stations and the A14.

Agents Note

Tenure - Freehold

Council Tax Band B







Road Map



Hybrid Map



Terrain Map



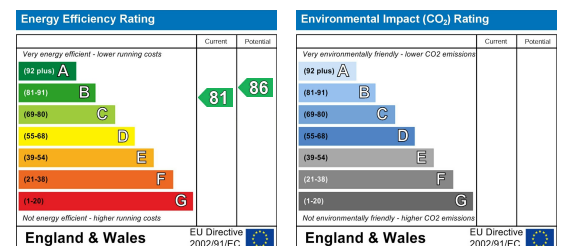
Floor Plan



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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