

# Foxhall



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## Clapgate Lane

South East Ipswich, IP3 0RB

Offers over £250,000



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# Clapgate Lane

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## Front Garden

A enclosed front garden via a mid height brick wall, pathway to the front door and side access to the rear garden via a pedestrian gate.

## Entrance Hallway

Double glazed front door with double glazed window above, under stairs cupboard, radiator, laminate flooring, stairs rising to first floor and doors to lounge, dining room and kitchen.

## Lounge

12'1" x 12'1" (3.70 x 3.69)

Double glazed bay window to front, radiator and high picture rails.

## Dining Room

12'2" x 10'4" (3.71 x 3.16)

Double glazed window to side, internal double doors into the lean to, high picture rails and wooden mantle.

## Kitchen

14'6" x 9'8" (4.43 x 2.97)

Double glazed window to side and rear, wall and base fitted units with cupboards and drawers under, work surfaces over, stainless steel sink bowl and drainer unit, single glazed door leading into the lean to, splashback tiling, space for a single oven, space and plumbing for a washing machine, space for a full height fridge freezer, radiator, wood burner/oven inset into the chimney breast (swept within the last four months), laminate flooring and breakfast bar.

## Lean To

Stainless steel sink bowl and drainer unit, base level cupboards, tiled flooring, power, lighting, door to W.C and door into the garden.

## Downstairs W.C.

Low flush W.C.

## First Floor Landing

Doors to bedrooms one, two three and bathroom, laminate flooring, storage cupboard and access to the loft.

## Bathroom

Obscure double glazed window to side, radiator, panelled bath with mixer taps and shower attachment over, low flush W.C., part tiled walls, pedestal wash hand basin and lino flooring.

## Bedroom One

16'0" x 12'4" (4.89 x 3.77)

Double bay window to front, two radiators and open fireplace (chimney swept within the last year).

## Bedroom Two

10'0" x 10'5" (3.07 x 3.19)

Double glazed window to rear, radiator and high picture rails.

## Bedroom Three

9'7" x 6'11" (2.94 x 2.13)

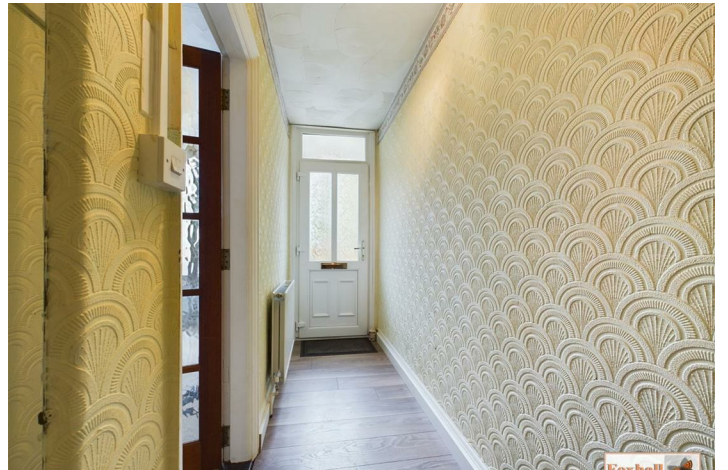
Double glazed window to rear, laminate flooring, radiator and cupboard housing Worcester boiler (six to seven years old).

## Rear Garden

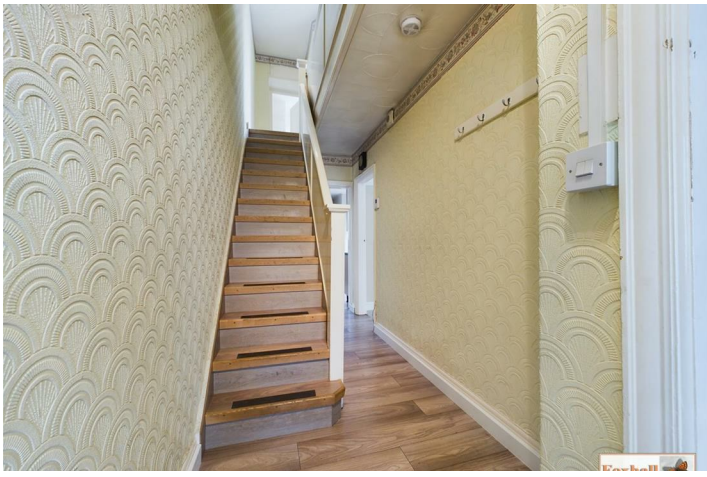
A fully enclosed with panel fencing, north westerly facing 80ft rear garden, mainly laid to lawn with pathway, a gate for access to the front of the property, double gates providing access to the rear parking area via Nacton Road, a shed to remain and garage.

## Agents Note

Tenure - Freehold  
Council Tax Band C



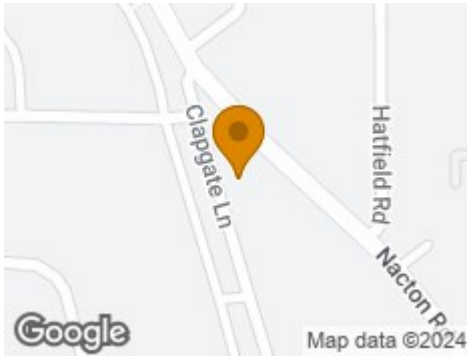








## Road Map



## Hybrid Map



## Terrain Map



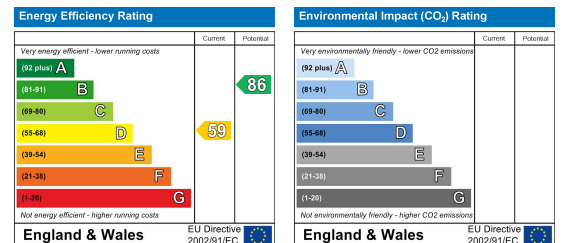
## Floor Plan



## 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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