

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



Bloomfield Street

East Ipswich, IP4 5JH

Guide price £220,000



2



1



2



D



Bloomfield Street

East Ipswich, IP4 5JH

Guide price £220,000



Front Garden

A low maintenance front garden with a low wall, pathway to the front porch, mature planting and a pedestrian gate around to the side leading to the rear garden.

Porch

A UPVC part glazed door into the porch with double glazed windows to front and side, carpet flooring and UPVC and glazed front door into the living room.

Lounge

9'10 x 11'6 (3.00m x 3.51m)

A feature fireplace with electric fire (not tested), aerial and telephone points, radiator, double glazed window to front and carpet flooring.

Inner Hallway

Door to dining room and stairs rising to first floor.

Dining Room

9'11 x 10'7 (3.02m x 3.23m)

Carpet flooring, a large storage cupboard under the stairs, fitted storage cupboard, radiator, double glazed window to rear and door into the kitchen.

Kitchen

9'5 x 5'10 (2.87m x 1.78m)

Comprising wall and base units with cupboard and drawers under, worksurfaces over, ceramic sink bowl drainer unit with mixer tap, double glazed window to side with fitted roller blind, IPVC pedestrian door to side, splashback tiling, laminate flooring, space for a freestanding gas oven with extractor hood over, under counter fridge freezer and wall mounted Vaillant combination boiler regularly serviced (most recently in June 2024) and flooring replaced just 3 years ago.

First Floor Landing

Doors to bedroom one and two.

Bedroom One

9'10 x 8'7 (3.00m x 2.62m)

Carpet flooring, radiator, double glazed window to front and quadruple mirror and plain fronted wardrobes with plenty of hanging space and shelving storage and this extends into what would have been the over stairs cupboard.

Bedroom Two

9'11 x 11'4 (3.02m x 3.45m)

Double glazed window to rear, carpet flooring, radiator and door into the bathroom.

Bathroom

6'0 x 4'9 (1.83m x 1.45m)

Step down into the bathroom, panelled bath, low flush W.C., pedestal wash hand basin, splash back tiling, obscure double glazed window to rear with fitted roller blind, carpet flooring, radiator and door to the airing cupboard with extensive storage space with a heated towel rail.

Rear Garden

A pathway from the kitchen through to the rear of the property, a wealth of planting on both sides of the pathway with two ornate cherry trees and a variety of further trees, shrubs, bulbs, flowers and planting including climbing roses etc. A pedestrian gate leading to the front of the property and access to the cellar room. A large decking area with a Pergola over with mature screening, an outside tap, brick built utility room that currently houses the full height fridge freezer and a washing machine. Parking to the rear for up to two cars via a set of double gates.

Office/Workshop

15'0 x 9'3 (4.57m x 2.82m)

A brick built room with a double glazed door and window, all of one side is open and could be converted into a garage space if required. The current vendor uses this space as a workshop area which has power and lighting and a door into the rear which has a W.C., work surface with a stainless steel sink and water heated with a cupboard under, a small hatch, spotlights and electric storage heater. Further investigation could be made into potentially converting this into a shower room.

Cellar Room

11'6 x 9'8 (3.51m x 2.95m)

There are steps down into the cellar which is currently used for storage and an obscure window to side.

Brick Built Utility Room

6'8 x 2'10 (2.03m x 0.86m)

UPVC part glazed door into the utility room, space and plumbing for washing machine, shelving, spotlights, small hatch into the loft and the current vendor has a full height fridge freezer.

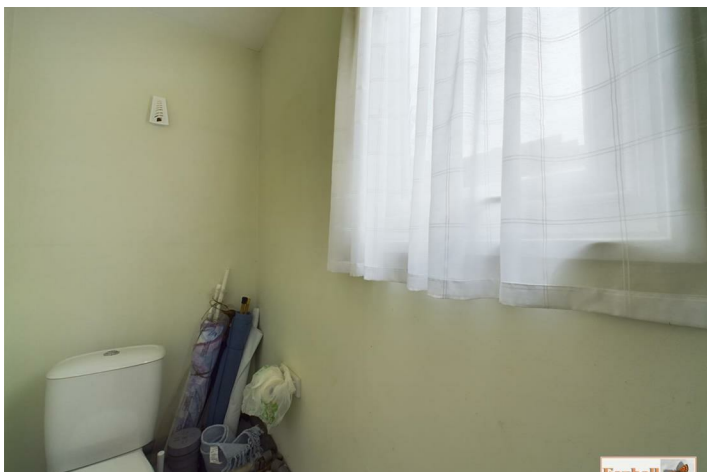
Agents Note

Tenure - Freehold

Council Tax Band B







Road Map



Hybrid Map



Terrain Map



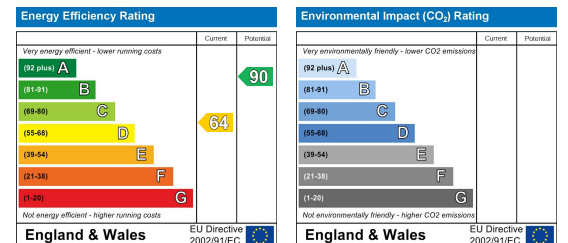
Floor Plan



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



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.