

# Foxhall



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## Henslow Road

East Ipswich IP4 5EQ

Guide price £260,000



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## Henslow Road

THREE SPACIOUS BEDROOMS - LOUNGE / DINING - UPSTAIRS BATHROOM - DOWNSTAIRS W.C. / UTILITY - COPLESTON SCHOOL CATCHMENT AREA - EXTENDED KITCHEN

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this nicely proportioned, spacious three bedroom semi detached house situated in a sought after road within the well regarded Copleston High School catchment area.

The property benefits from double glazed windows, gas heating via radiators, an easterly facing rear garden and would make a superb first time buy or investment purchase.

The accommodation comprises entrance hall, lounge/diner, kitchen, downstairs W.C./utility, three good sized bedrooms and upstairs bathroom.

The property is situated in Ipswich's popular east location which is close to plenty of local amenities, Derby Road train station, the hospital, local bus routes and fantastic school catchments.

In the valuer's opinion an early internal viewing is highly advised.

## Front Garden

An attractive brick and wrought iron front wall enclosing front garden, metal pedestrian gate low maintenance front garden with pebbles and paving slabs suitable for safely storing bins etc, pathway to the front door and open porch.

## Entrance Hallway

Open porch leading into the entrance hallway and inset cover matting with modern flooring, radiator with bespoke wooden covering, doors to lounge/diner and stairs rising to first floor

## Lounge/Diner

13'8 x 9'10 lounge 11'4 x 10'1 diner (4.17m x 3.00m lounge 3.45m x 3.07m diner)

Double glazed bay window to front with fitted blinds, aerial and phone point, laminate flooring in lounge and dining area, part glazed and wooden door into hallway, modern upright radiator, open feature fireplace, with a tiled metal surround, please note that there is no fireplace in the hearth, archway through to:-

Dining area:- laminate flooring, radiator, glazed and wooden door into hallway, double glazed window to rear with slatted blinds, bespoke alcove where original fireplace previously located, tiled hearth remained and bespoke shelving matching fireplace plinth in the other room, door to large under stairs cupboard with shelving and potential new owners could investigate potential for conversion into larder cupboard or downstairs W.C. and door into kitchen.

## Kitchen

12'8 x 8'11 (3.86m x 2.72m)

Comprising wall and base units with soft close cupboards under, worksurfaces over, four ring gas Hotpoint stainless steel hob with oven and extractor over, bespoke brick tile splashbacks, integrated full size Hotpoint dishwasher, an Asterite one and a half sink bowl drainer unit with mixer tap, double glazed window to side with fitted roller blinds, integrated fridge/freezer, tiled flooring, spotlights, UPVC part glazed pedestrian door into the rear garden, door into W.C./utility room and

wall mounted Baxi boiler mostly hidden behind a cupboard door.

### Downstairs W.C./Utility Room

9'3" x 4'3" (2.82m x 1.30m)

Low flush W.C., wash hand basin with splashback, tiled flooring (matching kitchen), obscure double glazed window to side, double glazed window to rear, heated towel rail, space and plumbing for washing machine, wall mounted cupboard and base unit with worksurface over, stainless steel sink bowl drainer unit and spotlights.

### First Floor Landing

Doors to bedrooms one, two, three, bathroom and storage cupboard with plenty of hanging space.

### Bedroom One

13'2" x 11'5" (4.01m x 3.48m)

Two double glazed windows to front with fitted slatted blinds, a large double mirror fronted wardrobe with hanging space, carpet flooring, radiator and alcove.

### Bedroom Two

11'2" x 7'4" (3.40m x 2.24m)

Double glazed window to rear with fitted roller blind, alcove, radiator, carpet flooring and loft access.

### Bedroom Three

9'1" x 7'4" (2.77m x 2.24m)

Double glazed window to rear with fitted roller blind, radiator and carpet flooring.

### Bathroom

Panelled bath with mixer tap and shower over, heated towel, vanity wash hand basin, low flush W.C., shaver point, tiling on two and a half walls, spotlights, extractor fan, obscure double glazed window to side, vinyl flooring with tile design.

Bathroom accessed via bi-fold door??

### Rear Garden

41'3" x 12'0" (12.591 x 3.680)

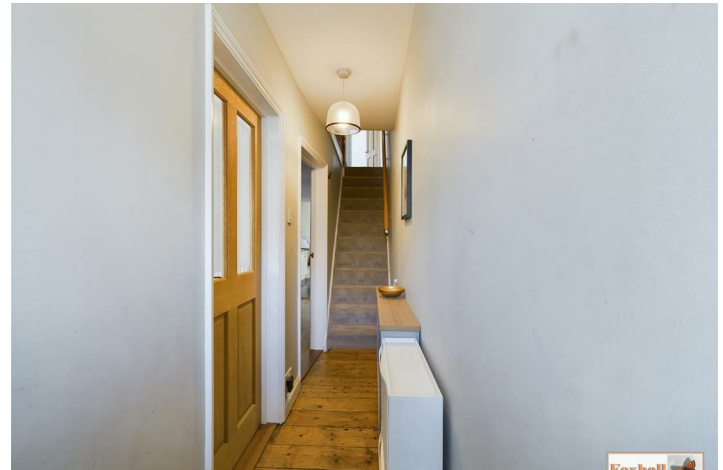
Patio area suitable for alfresco dining, small retaining wall with steps up to the lawn area with gravel borders on both sides and decking area to the rear suitable for BBQ's etc and outside tap.

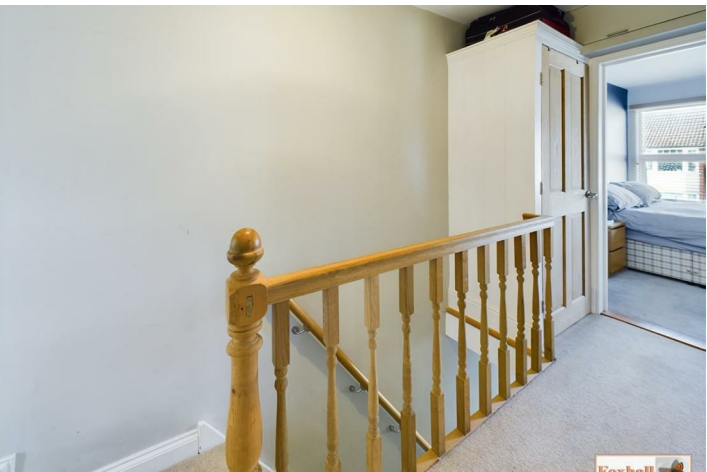
There is also plastic storage unit (2.5 x 4' - tbc if remaining) and pedestrian access to the passageway leading around to the front of the property.

### Agents Note

Tenure - Freehold  
Council Tax Band B







## Road Map



## Hybrid Map



## Terrain Map



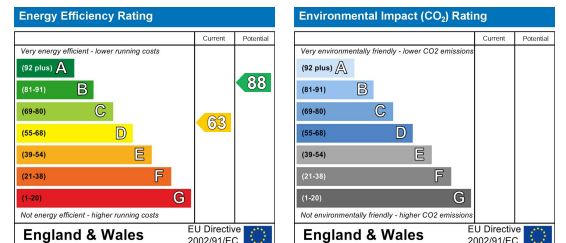
## Floor Plan



## 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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