

# Foxhall



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## Spring Road

East Ipswich, IP4 5ND

Offers in excess of £150,000



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## Communal Hallway

Entrance door into the communal hallway and stairs rising to communal landing to personal front door.

## Entrance Hall

Entrance door into entrance hall, entry phone system, stairs rising to second floor and door to lounge and kitchen/diner.

## Lounge

16'3 x 11'9 (4.95m x 3.58m)

Three double glazed windows to front, night storage heaters and cupboard under stairs.

## Kitchen/Diner

12'6 x 8'5 (3.81m x 2.57m)

Comprising one and a quarter bowl stainless steel sink unit with cupboards and appliance space under, further roll top worksurfaces with wall mounted cupboards over, oven, hob and extractor hood over (not tested).

## First Floor Landing

Access to the loft and doors to bedrooms one, two and shower room.

## Bedroom One

16'3 x 8'5 (4.95m x 2.57m)

Three double glazed windows to rear and night storage heater.

## Bedroom Two

11'5 (max) x 11'9 (3.48m (max) x 3.58m)

Two double glazed windows to front, fitted wardrobes

## Shower Room

8'3 x 6'5 (2.51m x 1.96m)

Low level W.C., pedestal wash hand basin with mixer tap over, obscure double glazed window to front, electric wall mounted heater, shower cubicle.

## Communal Gardens and Allocated Parking Space

Communal garden with allocated parking (numbered) to the rear

## Agents Note

Tenure - Leasehold (999 years as of 1st January 2004)

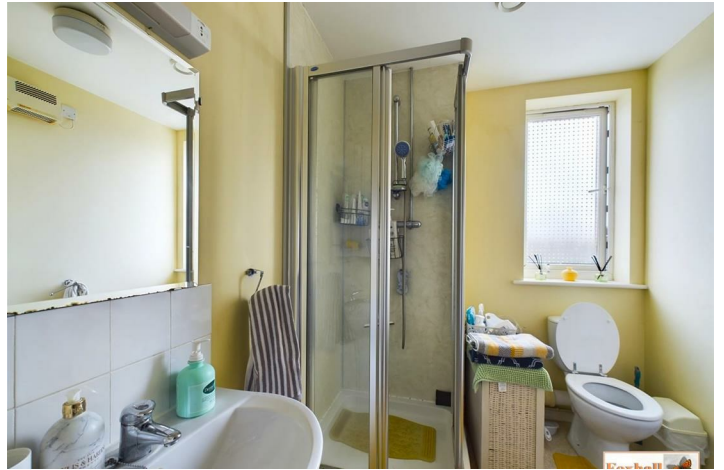
Council Tax Band A

Ground Rent - £150.00 per annum

Service Charge - £327.31 per annum and Reserve Fund charge is £38.46 (Total £365.77)

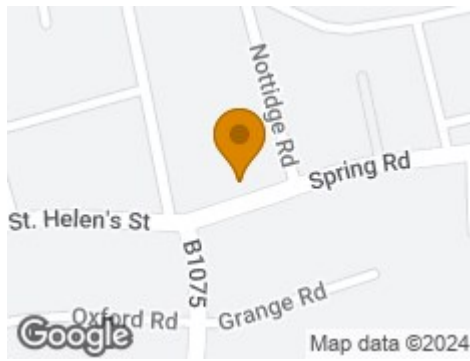
Buildings Insurance Charge - £241.55 per annum (1st Oct 23 - 30th Sept 24)







## Road Map



## Hybrid Map



## Terrain Map



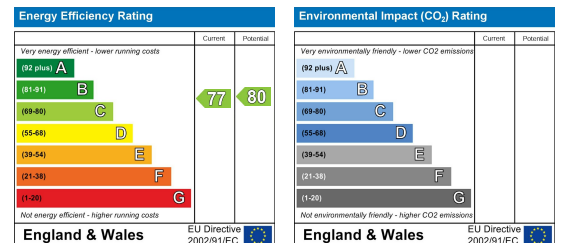
## Floor Plan



## 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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