

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



Tovells Road

East Ipswich, IP4 4DY

Asking price £195,000



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Front Garden

Concrete driveway to the front and side of the property plus carport.

Lounge

11'11" x 10'11" (3.6542 x 3.3450)

UPVC double glazed front entrance door into the lounge, double glazed window to front, brick built fireplace surround and brick tiled hearth and dado rail. Please note that this is a purely decorative fireplace. The complete chimney stack has been removed and can no longer be used as an open fireplace.

Dining Room

10'7" x 8'9" (3.2359 x 2.6785)

A beautiful southerly facing dining room with a large UPVC double glazed window to the rear overlooking the garden making this an extremely light, pleasant and sunny room for a good part of the day. Two doors to the under stairs storage cupboards, stairs rising to the first floor, economy 7 storage heater.

Kitchen

8'7" x 6'0" (2.6274 x 1.8472)

A modern replacement kitchen comprising one and a half bowl sink unit, integrated oven, hob and extractor hood above, a selection of base drawers cupboards and eye level units with worksurfaces, tiling, UPVC double glazed window to side and door leading out onto the side.

Utility Room

6'0" x 5'8" (1.8365 x 1.7469)

Space and plumbing for a washing machine, fitted worksurface, shelving and double glazed window to side.

First Floor Landing

Access to loft space, an airing cupboard and door through to bedroom two.

Bedroom One

12'0" x 10'11" (3.6611 x 3.3514)

Economy 7 storage heater and UPVC double glazed window to front.

Bedroom Two

10'8" x 6'4" (3.2562 x 1.9513)

Economy 7 storage heater and UPVC double glazed window to rear.

Bathroom

6'8" x 5'10" (2.0449 x 1.7822)

Bath with Triton T80 shower above, low flush W.C., wash hand basin, fully tiled walls in bath/shower area, extractor fan, UPVC double glazed window to side and down flow fan heater. Incoming buyers may wish to upgrade the bathroom.

Rear Garden

104 (31.70m)

A beautiful enclosed and sheltered south facing block paved and patio area which is an absolute sun trap ideal for enjoying a morning cup of tea, an afternoon glass of wine or alfresco dining. The garden is unoverlooked from the rear and is largely laid to lawn and is enclosed by hedging, flower and shrub borders and a good sized shed. The garden backs onto a wood which encourages wildlife into the garden. There is a side passageway on the other side of the property which provides access for wheelie bins. There is also an outside PIR light and double socket.

Agents Note

Tenure - Freehold
Council Tax Band A





Road Map



Hybrid Map



Terrain Map



Floor Plan

Tovells Road Floor Plan

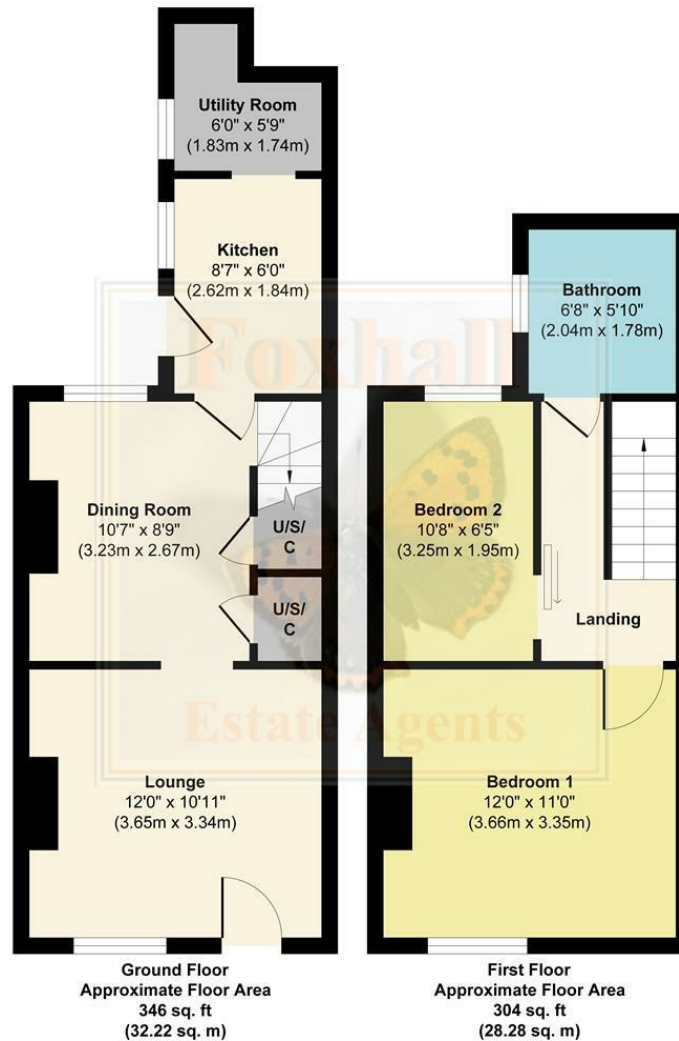
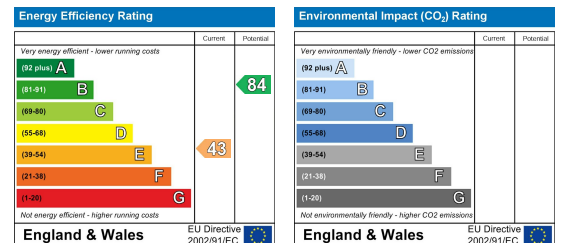


Illustration for identification purposes only, measurements are approximate, not to scale.
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Viewing

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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