

# Foxhall



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## Wherstead Road

South Ipswich, IP2 8LB

Asking price £185,000



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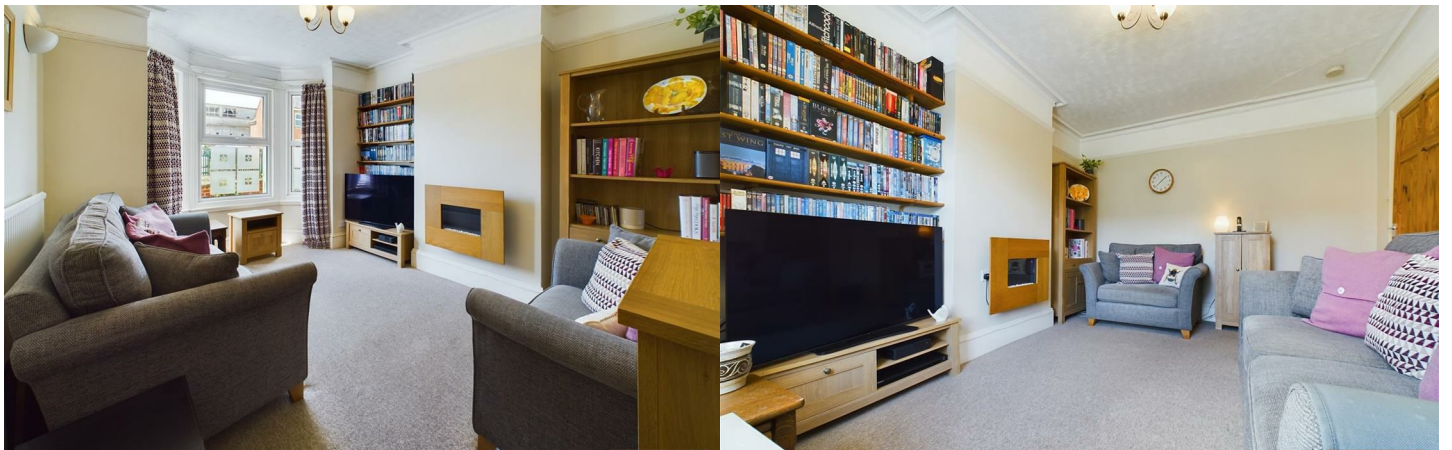
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## Front Garden

Laid to patio with a path to the front door and enclosed to brick wall.

## Entrance Hallway

Radiator, doors to the lounge and dining room, stairs to the first floor.

## Lounge

11'6" x 10'7" (3.53 x 3.24)

Front aspect double glazed bay window, radiator, carpeted flooring.

## Dining Room

11'5" x 10'10" (3.49 x 3.31)

Rear aspect double glazed window, radiator, access to a good sized under stairs cupboard, carpeted flooring. Open through to Kitchen.

## Kitchen

10'0" x 7'10" (3.07 x 2.41)

Base and eye level units, integrated electric oven, integrated gas hob, integrated Fridge/Freezer, integrated ceramic sink and drainer, space for washing machine, tiled splashbacks, laminate flooring. Side aspect door to garden, side aspect double glazed window.

## Bathroom

8'11" x 7'9" (2.73 x 2.37)

Panel bath with shower over and glass screen, low level w.c, pedestal wash basin. Side aspect door glazed frosted window, tiled walls, laminate flooring, radiator.

## Landing

Doors to bedrooms, over stairs storage cupboard, loft access.

## Bedroom One

13'11" x 11'6" (4.25 x 3.51)

Two front aspect double glazed windows, radiator, carpeted flooring.

## Bedroom Two

11'6" x 8'3" (3.52 x 2.52)

Rear aspect double glazed window, radiator, carpeted flooring.

## Bedroom Three

9'11" x 8'0" (3.03 x 2.44)

Rear aspect double glazed window, radiator, double glazed window.

## Garden

Raised terrace patio area with picket fence borders, lawn with shrub borders and path leading to a rear gate.

## Agents Note

Tenure - Freehold

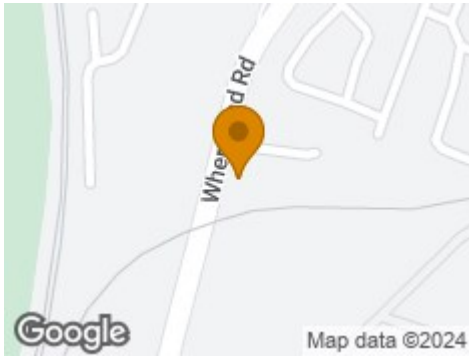
Council Tax Band - A

Please note the vendors have a permit for secure parking in the parking lot further down Wherstead Road. Anyone interested in this would have to apply independently to the Wherstead Road Residents association. Please Note a Parking Space may not be immediately available.





## Road Map



## Hybrid Map



## Terrain Map



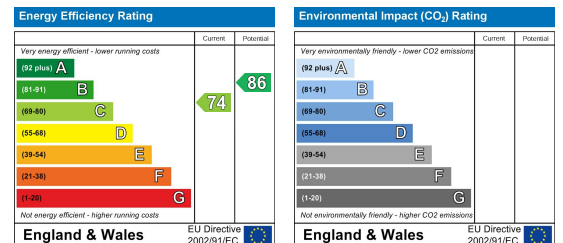
## Floor Plan



## 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.