

Foxhall



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Freehold Road

East Ipswich, IP4 5JL

Guide price £195,000



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Front Garden

Off road parking for up to two cars via a dropped kerb and hardstanding concrete with side access to the rear via a gate.

Entrance Porch

Obscure double glazed entrance door into porch, double glazed window to side. tiled flooring and door into the lounge.

Lounge

11'9" x 10'10" (3.60 x 3.31)

Double glazed window to front, radiator and door into the dining room.

Dining Room

11'10" x 10'11" (3.61 x 3.34)

Double glazed window to rear, radiator, access to stairs rising to first floor and door into the kitchen.

Kitchen

17'5" x 7'5" (5.31 x 2.27)

A large double glazed window to rear, double glazed door to side and double glazed window to side, wall and base fitted units with cupboards and drawers, stainless steel sink bowl and drainer unit, space for a single oven with stainless steel splash backs and an extractor fan over, plumbing for washing machine, under stairs storage, vinyl flooring, space for fridge freezer, radiator, wall mounted Baxi combination boiler installed in 2021 and is regularly serviced.

First Floor Landing

Single glazed window to side, tiled window sill, radiator, doors to bathroom, bedrooms one and two and access to the loft which is partially boarded.

Bedroom One

10'11" x 9'10" (3.34 x 3.01)

Double glazed window to front, radiator and built in mirror fronted sliding wardrobes.

Bedroom Two

11'0" x 8'11" (3.36 x 2.74)

Double glazed window to rear and radiator.

Bathroom

Obscure double glazed window to rear, panelled bath with mixer taps and shower attachment over, part tiled walls, vinyl flooring, heated towel rail, pedestal wash hand basin, low flush W.C., extractor fan and separate loft hatch (not in use).

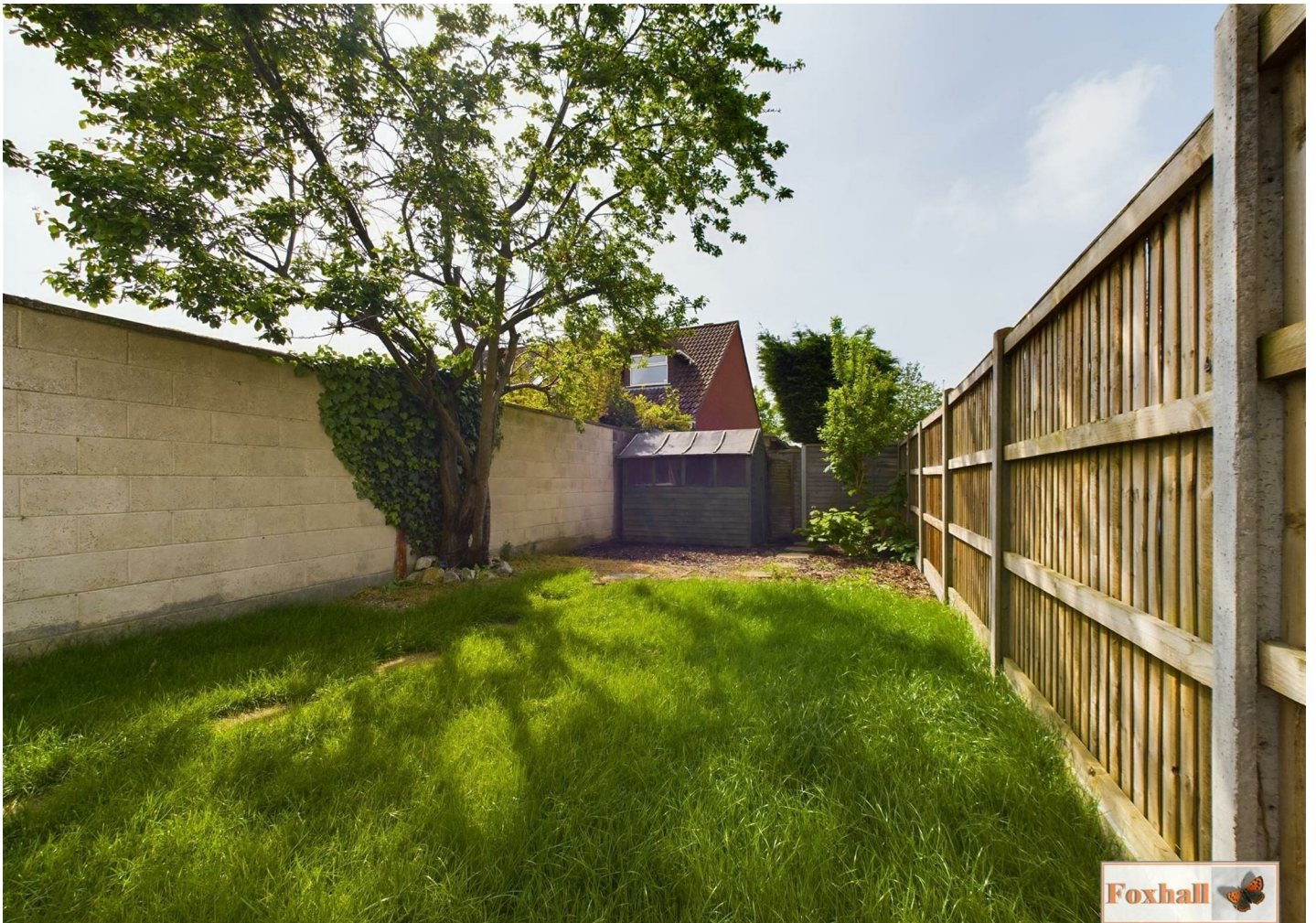
Rear Garden

A fully enclosed south facing 50ft rear garden with high blocks and panelled fencing, mostly laid to lawn with a shingle and bark area, patio area,, shed, tree and access to the front via a gate.

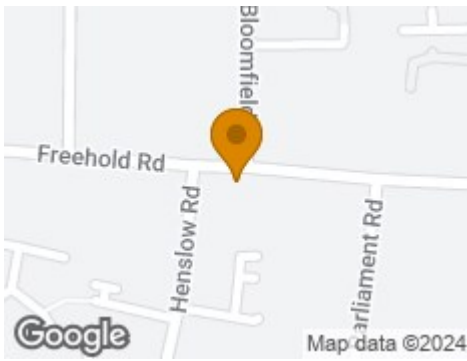
Agents Note

Tenure - Freehold
Council Tax Band A





Road Map



Hybrid Map



Terrain Map



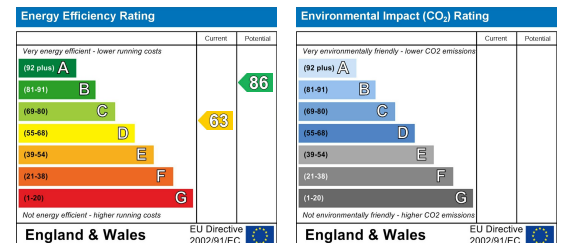
Floor Plan



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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