

Foxhall



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Blandford Road

Broke Hall, Ipswich, IP3 8SQ

Offers in excess of £300,000



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Front Garden

Off road parking for two cars via a block paved driveway for two cars, Front garden is mainly laid to lawn with mature shrubs and pathway to front door, access to the rear garden via a side gate detached garage and driveway with off road parking for one car.

Porch

UPVC obscure double glazed front door into entrance porch, obscure double glazed window to front, lighting and a single glazed door into the entrance hall/dining area.

Hallway / Dining Area

11'8" x 6'10"

Double glazed window to rear, access to kitchen, doors to bathroom, bedrooms one and two, storage cupboard housing electric fuse board and meter.

Bedroom One

12'10" x 10'8" (3.9134 x 3.2716)

Double glazed window to front, radiator, coving and spotlights.

Bedroom Two

11'2" x 8'10" (3.4260 x 2.6949)

Double glazed window to front, radiator, coving and spotlights.

Kitchen

8'2" x 7'10" (2.5143 x 2.412)

A fully fitted kitchen comprising of wall and base units, with drawers and cupboards, integrated single oven with electric hob, glass splash back and extractor hood over, one and a half bowl stainless steel sink bowl and drainer unit, tiled splashback, plumbing for washing machine, space for fridge freezer, laminate flooring, coving

spotlights and double glazed window facing the rear garden and double glazed door to side leading into the rear garden.

Lounge

15'6" x 11'2" (4.7288 x 3.4060)

Double glazed window and door to rear, laminate flooring, radiator, coving and spotlights.

Bathroom

8'3" x 6'6" (2.5205 x 1.9931)

Obscure double glazed window to side, concealed backing low flush W.C. and wash hand-basin, panelled bath with mixer tap shower over, loft hatch access, modern vinyl flooring, two storage cupboards, fully tiled walls and heated towel rail.

Garage

Brick built detached garage with manual up and over door, supplied with light and power, single glazed window and door to rear.

Rear Garden

85' x 34' approximately (25.91m x 10.36m approximately)

A fully enclosed unoverlooked south facing rear garden, mainly laid to lawn with flower borders, tree, patio area, pathways, an outside tap and pedestrian access to front via a gate.

Agents Note

Tenure - Freehold
Council Tax Band C





Road Map



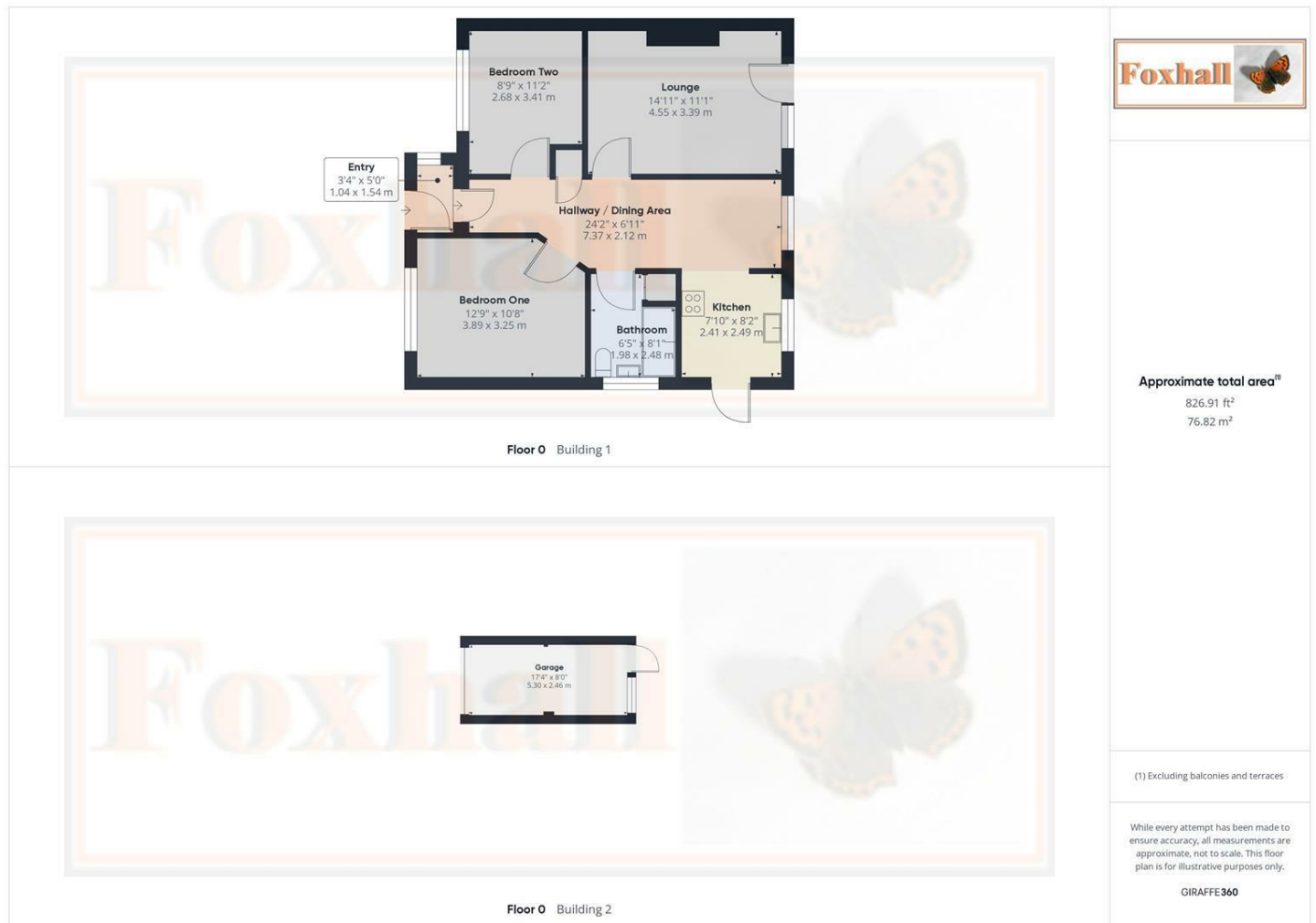
Hybrid Map



Terrain Map



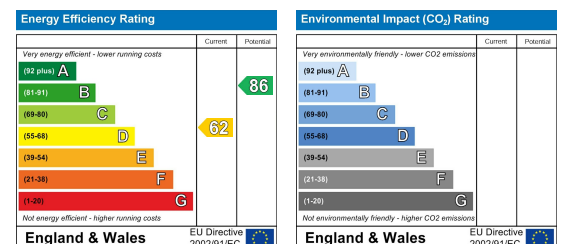
Floor Plan



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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