

Foxhall



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Morland Road

Gainsborough, Ipswich, IP3 0LH

Guide price £240,000



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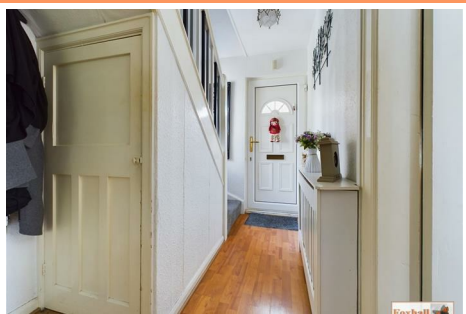
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Morland Road

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Front Garden

Partly enclosed via a mid height brick wall, block paved driveway via a dropped kerb for up to three cars maximum with side access to the rear garden via a gate.

Hallway

Double glazed door to the side, understairs cupboard, radiator, laminate flooring, double glazed window to the rear, doors to the dining room, lounge and kitchen.

Lounge

13'5 x 11' (4.09m x 3.35m)

Double glazed window to the front and radiator.

Dining Room

9'10 x 9'10 (3.00m x 3.00m)

Double glazed window to the front laminate flooring and radiator.

Kitchen

9'6 x 8'11 (2.90m x 2.72m)

Fully fitted kitchen with wall and base units including cupboards and drawers and plenty of worksurfaces over, stainless steel single sink bowl drainer unit, double window to the rear, door to the conservatory, built in oven, gas hob, cookerhood, plumbing for a washing machine, tiled splashbacks and space for a fridge / freezer.

Conservatory

12'6 x 8'9 (3.81m x 2.67m)

UPVC constructed with a quarter brick and block base, laminate flooring, lighting and a door to the internal shower room.

Shower Room

4'10 x 5'9 (1.47m x 1.75m)

Double glazed window to the side, shower cubicle, low flush W.C., pedestal wash hand basin, radiator, tiled splash back and spotlights.

Landing

Storage cupboard and doors to bedrooms one, two and three and the bathroom.

Bedroom 1

13'2 x 9'10 (4.01m x 3.00m)

Two double glazed windows to the side, radiator, picture rail, feature fireplace and laminate flooring.

Bedroom 2

13'5 x 10'9 (4.09m x 3.28m)

Double glazed window to front, radiator and fitted wardrobes and laminate flooring.

Bedroom 3

9' x 7'1 (2.74m x 2.16m)

Double glazed window to the rear, laminate flooring and an ATAG boiler which is four years old and access to the loft which is not boarded.

Bathroom

7'3 x 4'7 (2.21m x 1.40m)

Double Glazed obscure window. corner panel bath, low flush W.C., pedestal wash hand basin, radiator and fully tiled walls.

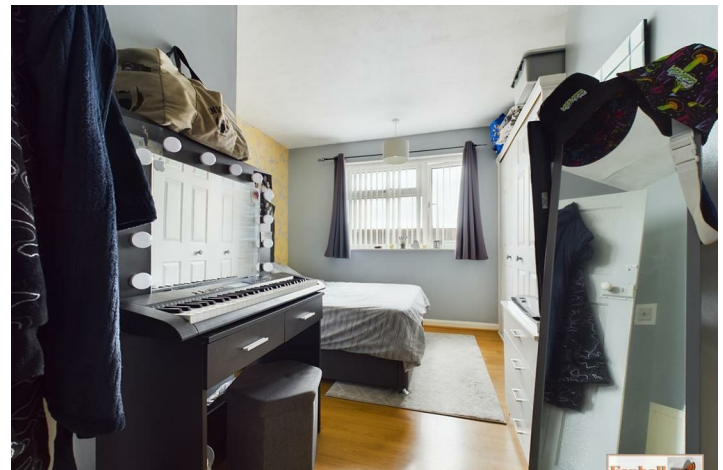
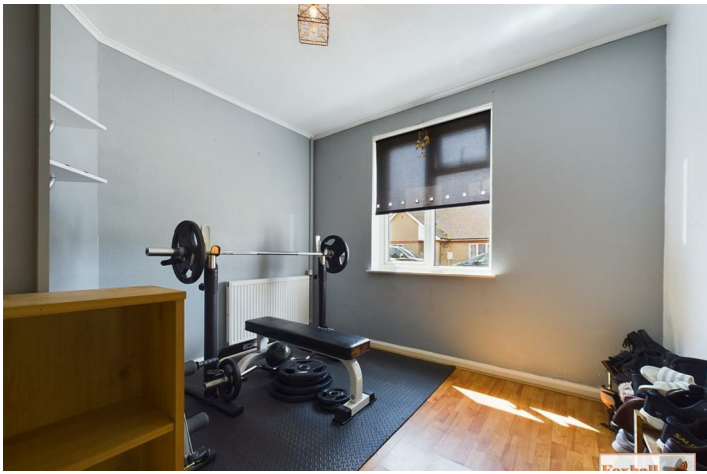
Rear Garden

Fully enclosed sunny north-east facing unoverlooked rear garden with a mature array of flower bed borders, mostly laid to lawn with a large patio area, trees, shed and access to the front via a gate.

Agents Note

Tenure - Freehold
Council Tax Band B







Road Map



Hybrid Map



Terrain Map



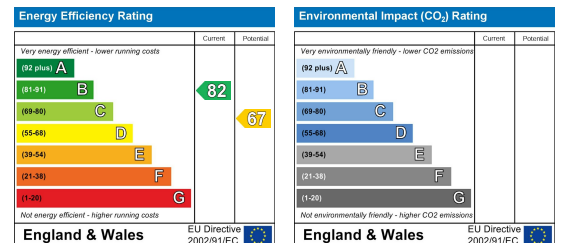
Floor Plan



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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