

# Foxhall



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## Britannia Road

East Ipswich, IP4 5HF

Offers in excess of £340,000



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## Front Garden

As previously mentioned the property benefits from being situated well set back from Britannia Road, located at the end of its own personal driveway. There is a large parking area immediately in front of the bungalow and there is much scope for development/extension to the side if required.

## Entrance Hall

Obscure double glazed entrance door into entrance hall, radiator, new consumer unit box, access to loft, built in storage cupboard and doors to.

## Bedroom One

14'3 x 11'11 (4.34m x 3.63m)

Double glazed bay window to front, radiator, double glazed window to side and LVT wall backing making a feature in this room.

## Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)

Double glazed window to rear and radiator.

## Bathroom

12'0 x 5'4 (min) (3.66m x 1.63m (min))

Claw footed bath with shower attachment, separate independent shower cubicle, low level W.C., wash basin with mixer taps over and cupboards under, heated towel rail and two obscure double glazed windows to side.

## Lounge

14'5 x 11'11 (4.39m x 3.63m)

Double glazed window to front and side, radiator and focal point fire surround.

## Kitchen / Diner

16'6 + recess x 11'10 (5.03m + recess x 3.61m)

A well fitted kitchen comprising one and a quarter bowl

single drainer stainless steel sink unit with cupboards and drawers under, further worksurfaces with drawers cupboards and appliance space under, integrated dishwasher, wall mounted cupboards over, upright housing oven and microwave with coffee machine and induction hob, further wall mounted cupboard housing boiler (we understand from the vendor is 1 year old), two radiators, built in pantry and double French style doors into the conservatory.

## Conservatory

10'5 x 7'2 (3.18m x 2.18m)

This is currently used as a dining room by the current vendors, slimline electric heater and double doors leading to outside.

## Rear Garden

75' x 48' (22.86m x 14.63m)

The rear garden is enclosed by wall and fencing, there is a side access to the right hand side of the bungalow and to the left hand side there is 32' from the side of the bungalow to the boundary wall providing potential for further development/extension subject to obtaining planning permission. The rear garden itself is approximately 75' wide by 48' deep is easterly facing and is extensively laid to lawn and commences with a patio and shingle area.

## Agents Note

Tenure - Freehold  
Council Tax Band C





## Road Map



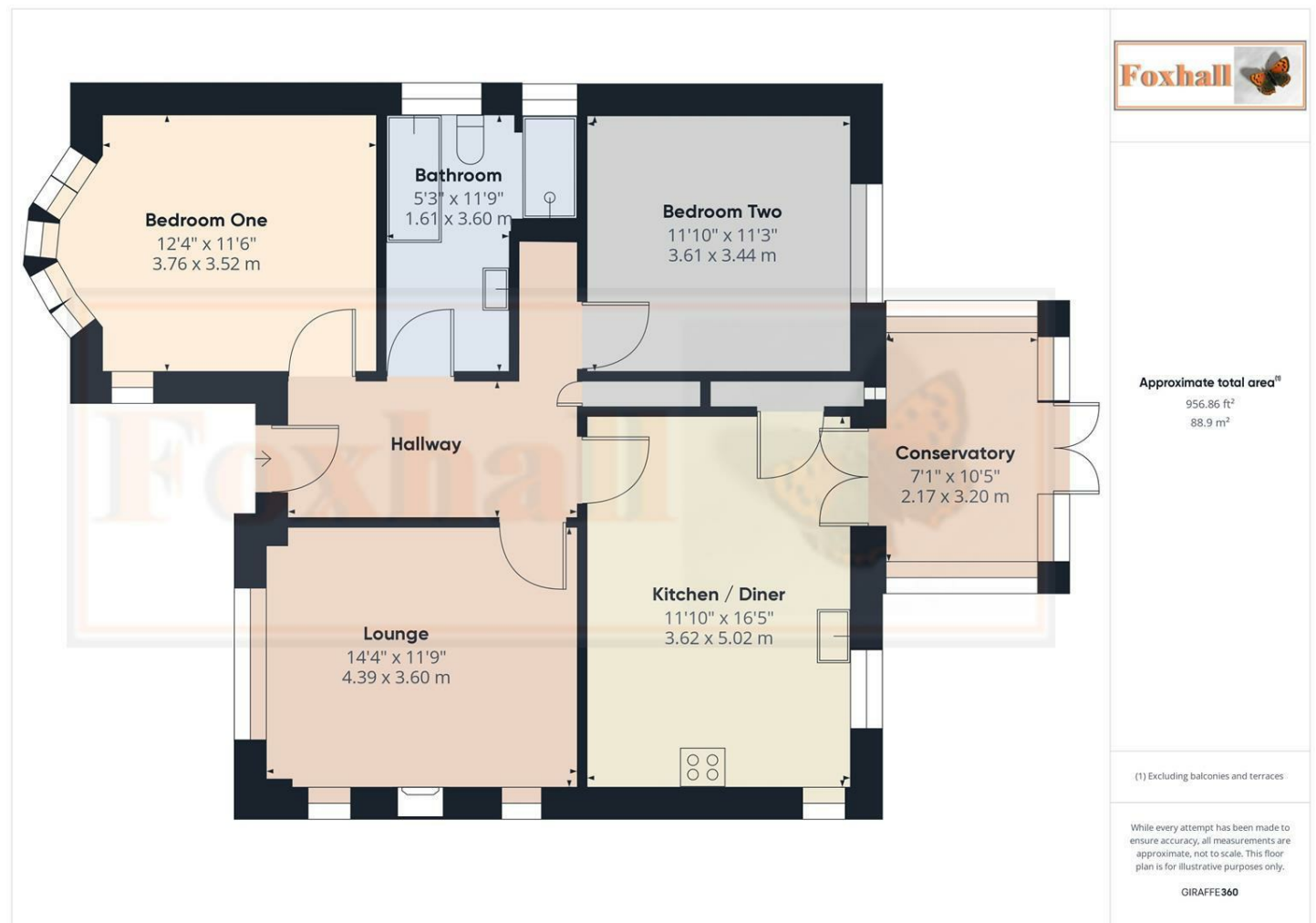
## Hybrid Map



## Terrain Map



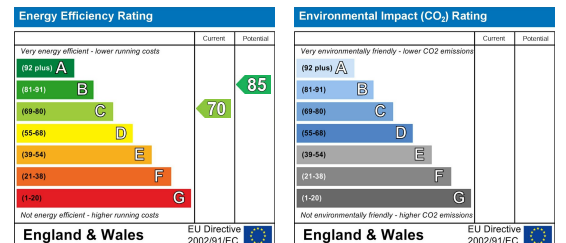
## Floor Plan



## 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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