

Foxhall



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Foxhall Road

East Ipswich, IP3 8JE

Guide price £250,000



3



1



2



D



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Front Garden

A paved driveway suitable for 1-2 vehicles with a passageway to the side which is shared with neighbour leading to the rear garden and pathway leading to the front door.

Entrance Porch

UPVC and part glazed door into the porch, original tiled flooring and front door.

Entrance Hallway

Wood and glazed front door leading into the hall way, vinyl flooring, radiator, original corvells and door into the lounge, door to separate dining room, telephone point and stairs rising to first floor.

Lounge

13'1" x 10'7" (4.00 x 3.25)

Double glazed bay window to front, feature fireplace with gas fire inset, tiled hearth, back and surround, aerial points, radiator, picture rails and carpet flooring.

Dining Room

11'11" x 11'4" (3.63m x 3.45m)

Double glazed French door and window to side leading out onto the rear garden, radiator, carpet flooring and through to kitchen.

Kitchen & Larder Cupboard

10'0" x 8'11" (3.05m x 2.72m)

Double glazed window to side, stainless steel sink bowl drainer unit, wall mounted Baxi boiler (2 years old), space for a free standing gas oven, radiator, through to understairs storage suitable for larder cupboard or coats, boots etc with lighting and arch through to utility storage cupboard.

Rear Lobby & Utility Cupboard

Obscure double glazed window to rear, power and lighting, door into the rear lobby. Sliding door into the downstairs cloakroom and through to the utility cupboard, UPVC part glazed door to the rear garden. Space and plumbing for a washing machine, space and plumbing for a further appliance and shelving and storage.

Downstairs W.C.

Low flush W.C., wash hand basin, part tiled walls, heated towel rail, obscure double glazed window to side and vinyl flooring.

Landing

Doors to bedrooms, one, two, three and bathroom, radiator, access to loft and a full length storage cupboard with plenty of shelving.

Bedroom One

14'2" x 10'11" (4.32m x 3.33m)

Two double glazed windows to front, radiator, carpet flooring, fireplace has been boarded over but the current vendor believes that the original fireplace may be behind the boarding and telephone point.

Bedroom Two

11'11" x 8'10" (3.63m x 2.69m)

Double glazed window to rear, carpet flooring, picture rails and a built in storage cupboard. There is also a fireplace which has been boarded over which the current owner believes to be open underneath.

Bedroom Three

11'10" x 8'11" (3.61m x 2.72m)

Double glazed window to rear, radiator, carpet flooring and a large storage cupboard which used to house the

water tank, this is stud walled. The new owners may want to dismantle this to gain more bedroom space and would make a larger size double bedroom. There is an original fireplace which has been boarded over.

Family Bathroom

6'0 x 5'10 (1.83m x 1.78m)

A panelled bath with a separate electric shower over (Myra Advanced - approximately 4 years old), low flush W.C., pedestal wash hand basin, vinyl flooring, shaver point, fully tiled walls on three walls, radiator, spotlights and obscure double glazed window to side with fitted roller blind.

Rear Garden

26'7" x 49'11" (8.103 x 15.228)

Steps leading down to a low maintenance and unoverlooked rear garden with a pathway to rear, shed to stay (approx. 4' x 6') with mature shrubs which may require replacement. Outside tap and pathway down to the lower garden.

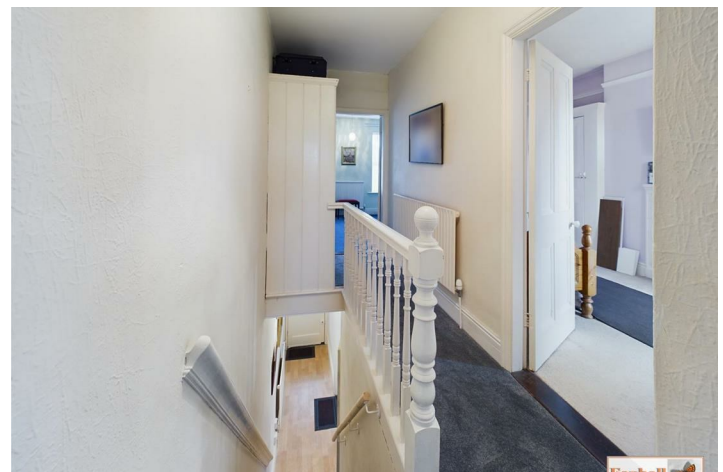
Lower Garden (length 8.103) 5.416 (width of whole garden. Mainly laid to lawn with mature shrub borders, planting, pathway around to the front of the property and access to rear lobby and dining room.

Agents Notes

Tenure - Freehold

Council Tax Band B







Road Map



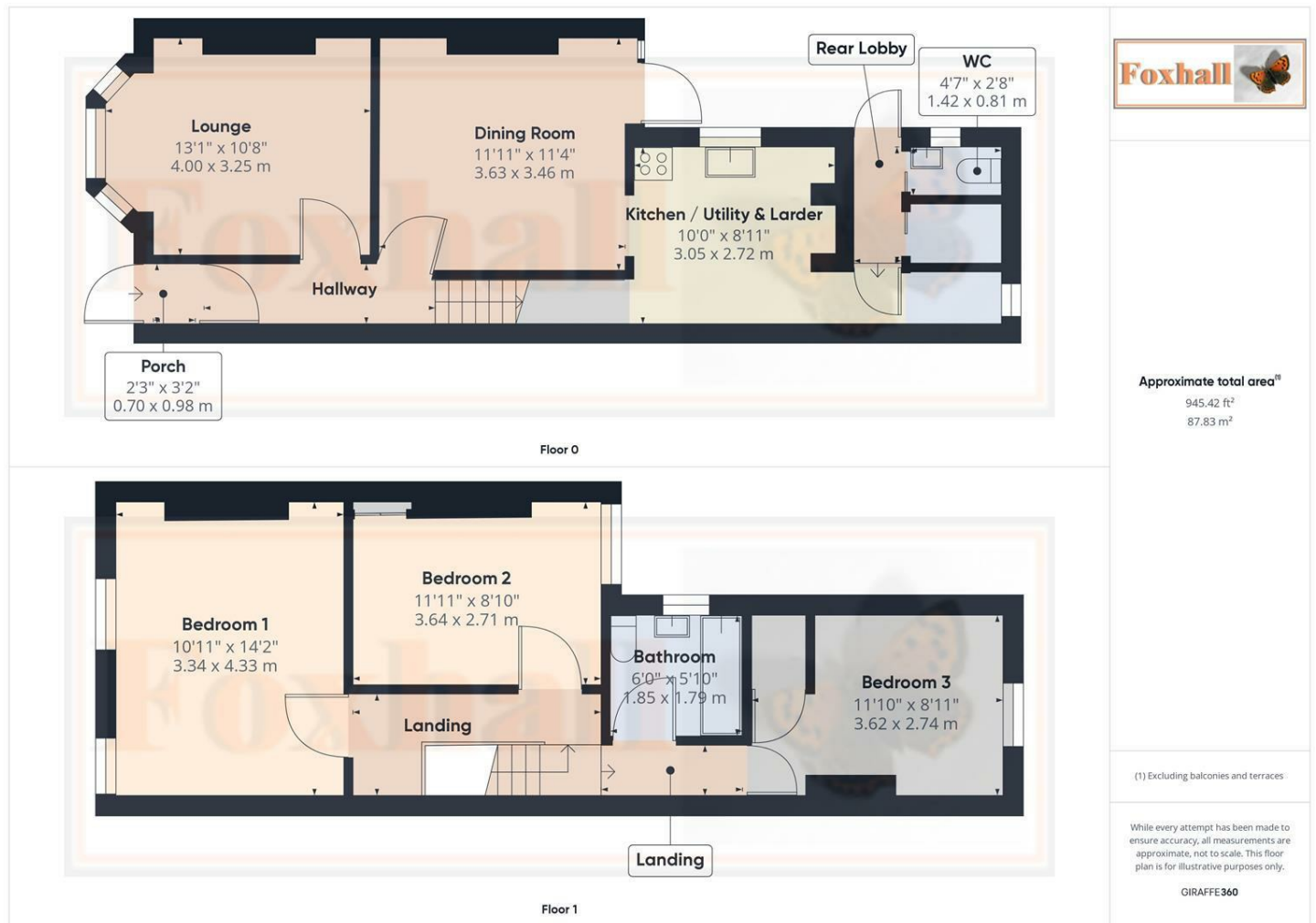
Hybrid Map



Terrain Map



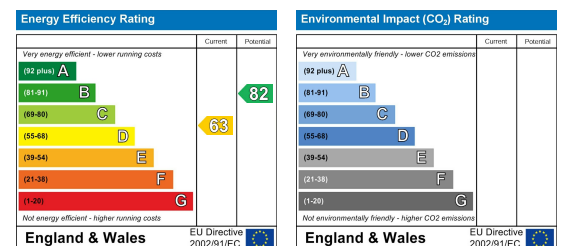
Floor Plan



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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