

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Felixstowe Road

East Ipswich, IP3 9AA

Asking price £225,000



4



2



3



E





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## Entrance Porch

Entrance door to entrance porch, door into entrance hall.

## Entrance Hall

Radiator, stairs rising to first floor with under stairs storage cupboard and doors to.

## Lounge

15'0 x 11'11 (4.57m x 3.63m)

Secondary glazed sash style bay window to front and two radiators.

## Dining Room

14'0 x 11'6 (4.27m x 3.51m )

Secondary glazed sash window to rear and radiator.

## Breakfast Room

13'11 x 5'8 (min increasing to 10'0) (4.24m x 1.73m (min increasing to 3.05m) )

Fitted cupboards housing water tank, boiler (not tested), window to rear through to kitchen and sliding door through shower room.

## Ground Floor Shower Room

Shower not tested, obscure window to side and radiator and door to separate W.C with obscure window to side.

## Kitchen

10'7 x 9'11 (3.23m x 3.02m)

Stainless steel sink unit with drawers and cupboards under, worksurfaces with drawers cupboards and appliance space under, wall mounted cupboards, upright housing oven, four ring hob (appliances not tested), door to side lobby .

## Side Lobby

Door to outside.

## Landing

Access to loft, built in cupboard and doors to.

## Bedroom One

15'10 x 10'4 (4.83m x 3.15m)

Secondary sash style glazed bay window to front, radiator and twin wash basins.

## Bedroom Two

13'11 x 11'1 (4.24m x 3.38m)

Secondary glazed sash style window to rear, radiator and pedestal wash hand basin.

## Bedroom Three

9'11 x 7'3 (3.02m x 2.21m )

Secondary sash style glazed bay window to rear, radiator, pedestal wash hand basin.

## Bedroom Four

10'5 x 6'1 (3.18m x 1.85m)

Secondary sash style glazed bay window to front and radiator.

## Bathroom

Comprising panelled bath, pedestal wash hand basin, low level W.C., radiator, heated towel rail, sash window to side.

## Outside

There is a good area of parking to the front of the property with a gate leading into a side area which could make a potential driveway and garage subject to the removal of the fencing and gate and the relevant planning permission.

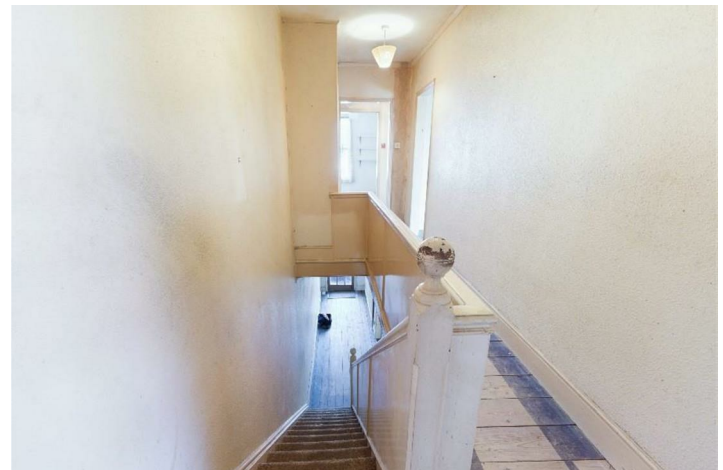
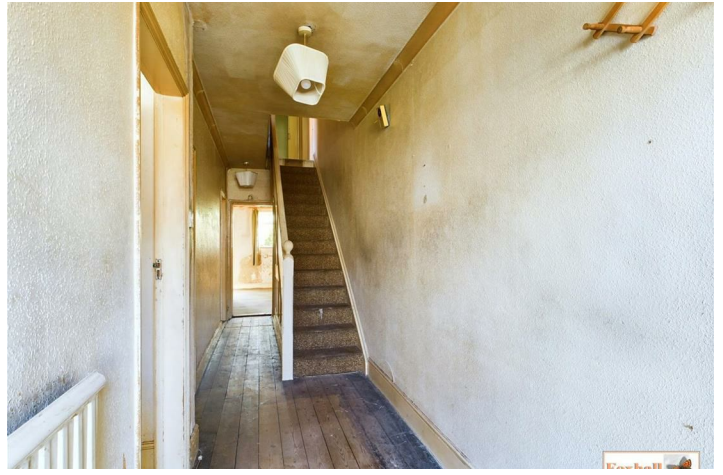
The rear garden is south westerly facing, enclosed by timber fencing with mature trees, bushes and requires cultivation.

## Agents Note

Tenure - Freehold  
Council Tax Band - C  
Subject to Probate

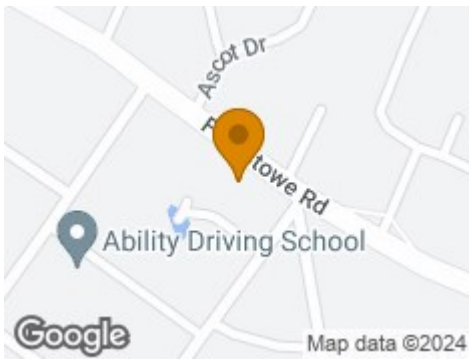








## Road Map



## Hybrid Map



## Terrain Map



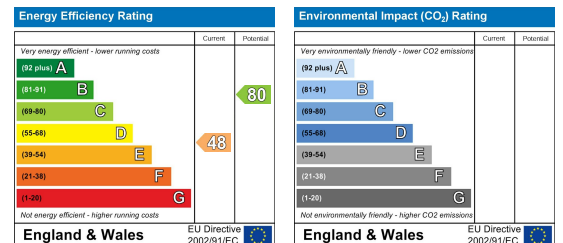
## Floor Plan



## 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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