

Foxhall



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Ruskin Road

East Ipswich, IP4 1PT

Asking price £230,000



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Front Garden

Enclosed by brick wall, there is a shared side pedestrian access leading round to the rear with gate into the rear garden.

Recessed Porch

Front door into entrance hall.

Entrance Hall

Stairs off and door to:

Dining Room

12' x 11'5 (3.66m x 3.48m)

Double glazed window to rear, cupboard under-stairs, laminate style flooring, door to kitchen and double doors opening through to the lounge.

Lounge

13'3 into bay x 11'1 (4.04m into bay x 3.38m)

Tiled fireplace with beam over, double glazed bay window to front, laminated style flooring and radiator.

Kitchen

9'11 x 8'10 (3.02m x 2.69m)

Comprising of stainless steel style single drainer sink unit with mixer tap, cupboard under, good range of roll top work-surfaces, with drawers, cupboards and appliance space under, wall mounted cupboards over, wall mounted Valliant combination boiler, double glazed window to side, radiator and obscure double glazed door to outside.

Please note the oven and dishwasher are available subject to separate negotiation.

Landing

Access to loft, storage cupboard with controls for solar panels and fuse box. Doors to:

Bedroom 1

13'3 into bay x 14'4 (4.04m into bay x 4.37m)

Double glazed bay window to front, additional double glazed window to front, radiator and exposed floorboards.

Bedroom 2

12' x 8'11 (3.66m x 2.72m)

Double glazed window to rear and radiator.

Bathroom

Panelled bath with mixer tap, low level W.C., independent shower cubicle with shower, pedestal wash hand basin with mixer tap, heated towel rail and obscure double glazed window to rear and side.

Rear Garden

70' (in excess of) (21.34m (in excess of))

Westerly and sunny rear garden in excess of 70' which has been thoughtfully designed with a good sized brick storage shed at the rear of the property with double glazed window to side and further window to rear. Outside tap. The garden itself is enclosed by timber fencing with shingle area and well stocked flower and shrub border and beds. Further lawn area leading through to the pergola and through to a mature area with established shrubs, borders and greenhouse (potentially available by separate negotiation).

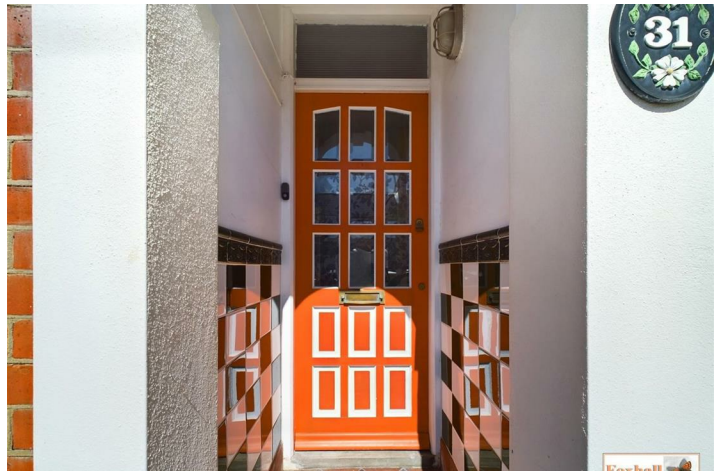
Agents Notes

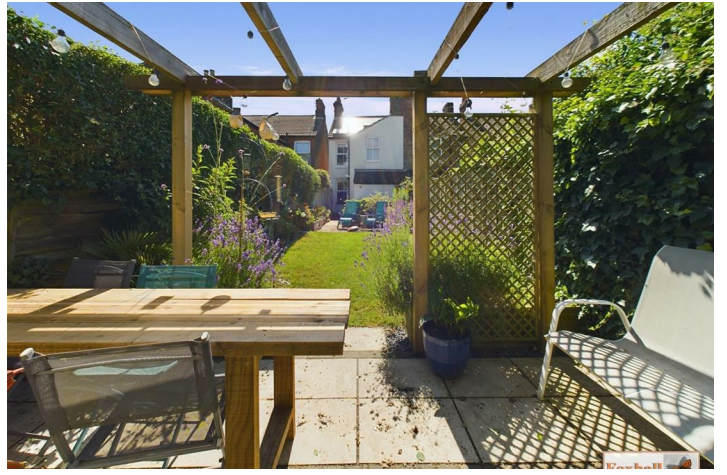
Tenure - Freehold

Council Tax Band - B

Solar panels owned outright and installed in 2021 by Greenscape Energy. We are informed by the current owners that these are on a feed tariff and earned an extra £305 in 2023.







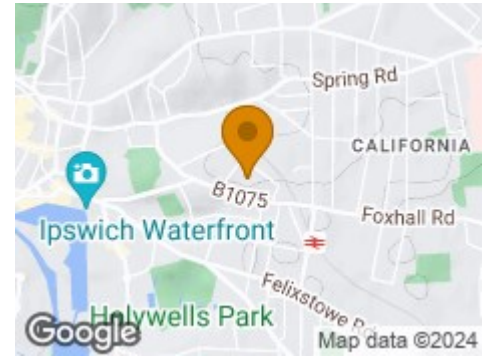
Road Map



Hybrid Map



Terrain Map



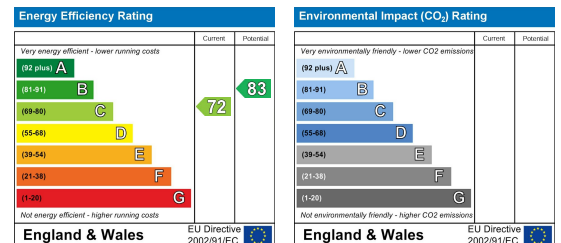
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.