

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



Ransome Road

South East Ipswich, IP3 9AT

Offers in excess of £200,000



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Front Garden

Mid height fence with metal pedestrian gate with pathway leading to the porch door. Low maintenance front garden with driveway and large vehicle metal gate with parking for 1 car at present, gates through to side with further parking for 2-3 cars. There is also an opportunity to convert the front garden to park further cars at the front if required.

Porch

Door and window into porch and light. Door and glazed door into the hallway.

Entrance Hallway

Doors off to the lounge, kitchen / breakfast room, family bathroom and bedrooms 1, 2 and 3. Radiator and phone point.

Lounge

16' x 11'9 (4.88m x 3.58m)

Double glazed bay window to front, wall-lights, carpet flooring, coving, feature fireplace with gas fire inset (not tested) brick back and tiled hearth, aerial point, single glazed obscure window to side and radiator.

Kitchen / Breakfast Room

11' x 10'10 (3.35m x 3.30m)

Comprising of wall and base units with worksurfaces over, cupboards and drawers and appliance space under, double glazed window to side with fitted roller blind, stainless steel sink bowl drainer unit, space for a free standing gas oven, space for a full height fridge / freezer, radiator, vinyl flooring, splash-back tiling, coving, door to large cupboard housing water tank and wall mounted Glowworm Spacesaver boiler together with shelving and a light, wood and glazed door to utility room.

Bedroom 1

12' x 11'9 (3.66m x 3.58m)

Double glazed bay window to front, radiator, carpet flooring, coving and the electric fuse board contained in cupboard.

Bedroom 2

12' x 10' (3.66m x 3.05m)

Double glazed window to side, radiator, vinyl flooring, aerial point and coving.

Bedroom 3

10'10 x 9' (3.30m x 2.74m)

Double glazed window to side, radiator, carpet flooring, phone point, coving and aerial point.

Family Bathroom

9'1 x 5' (2.77m x 1.52m)

Panelled bath with shower over, low flush W.C., pedestal wash hand basin, obscure double glazed window to rear, tiling, loft hatch, radiator and vinyl flooring.

Utility

9'1 x 7' (2.77m x 2.13m)

Space and plumbing for a washing machine, cupboards with worksurfaces over, stainless steel sink bowl drainer unit, double glazed window to rear, double glazed UPVC pedestrian door to side, radiator, wall mounted cupboards, tiled flooring and door to separate W.C.

Separate W.C.

3' x 2'6 (0.91m x 0.76m)

Low flush W.C., light and tiled flooring.

Side garden / driveway

9'0" x 31'11" approximately (2.74m x 9.73m approximately)

Hardstanding with gates to front and leads into rear garden and garage. Suitable for parking 2-3 vehicles.

Rear Garden

42'5" x 44'5" approximately (12.93m x 13.54m approximately)

Lovely unoverlooked low maintenance rear garden mainly laid to lawn with hardstanding and pathways to side and garage. Mature hedging and planting at the rear providing screening. Outside tap.

Garage

17" x 8'1" (5.18m x 2.46m)

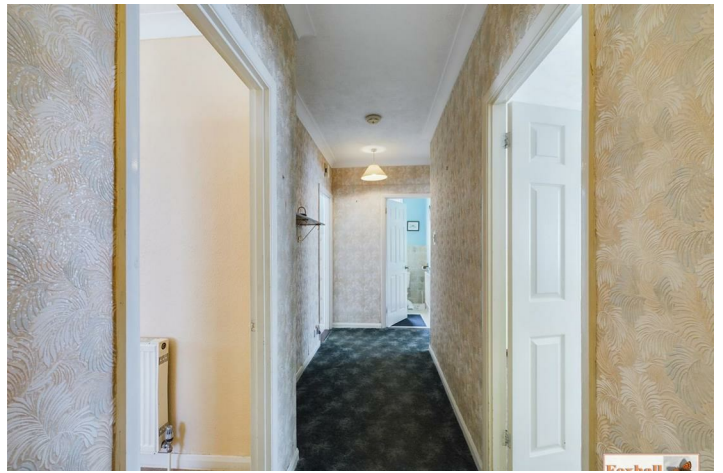
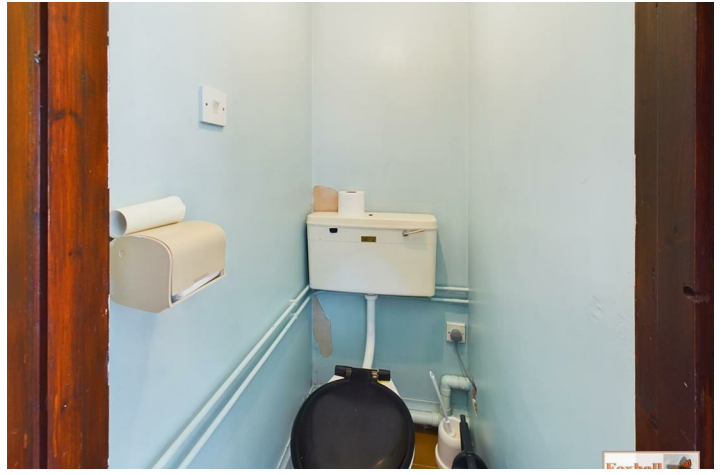
Detached garage, hardstanding, power and light (not tested), double doors at the front and a window to side.

Agents Notes

Tenure - Freehold

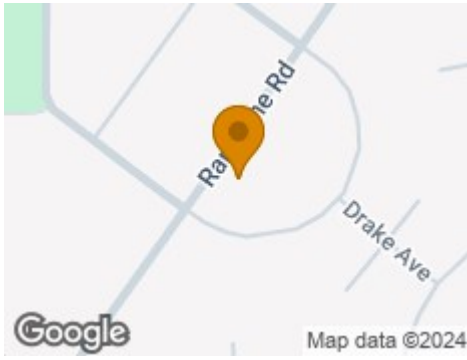
Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



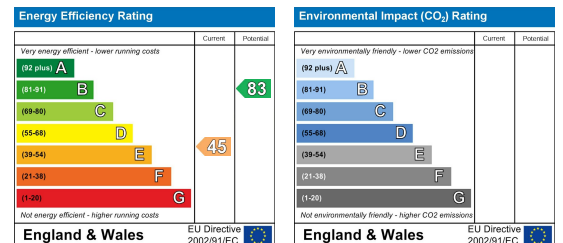
Floor Plan



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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