

# Foxhall



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## Rosebery Road

East Ipswich, IP4 1PS

Offers in excess of £165,000



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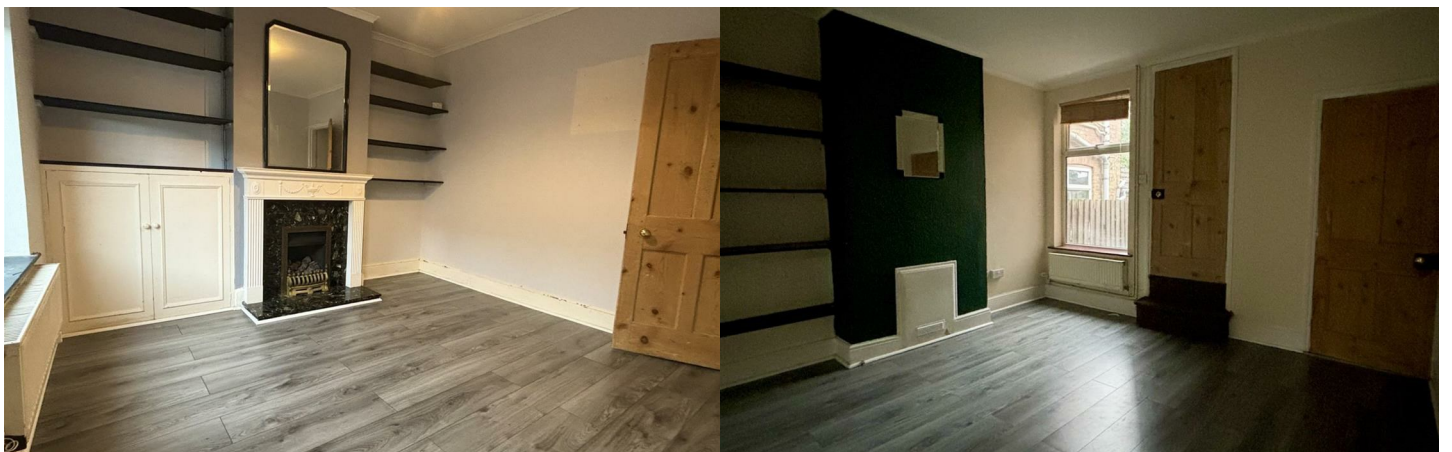
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## Front Garden

Step up to the patio front garden leading to the front door. Entry via a single glazed door into the dining room.

## Dining Room

11' x 11'7 (3.35m x 3.53m)

Double glazed window to front, radiator, laminate flooring and a disconnected feature gas fire with a wooden mantel, coving and a door into lounge.

## Lounge

11' x 11'6 (3.35m x 3.51m)

Double glazed window to rear, coving, laminate flooring, radiator, door leading to the staircase upstairs and a door leading to the kitchen.

## Kitchen

11' x 6'10 (3.35m x 2.08m)

Double glazed window to the side, door facing the side to the garden, wall mounted Baxi boiler, wall and base units with cupboards and drawers, space and plumbing for a washing machine, space for an oven, under-stairs storage space, space for a fridge, radiator, fully tiled walls, separate storage cupboard above the door leading to the bathroom.

## Bathroom

Double glazed obscure window to side, panel bath with mixer taps and a shower attachment over, radiator, pedestal wash hand basin, low flush W.C., extractor fan, fully tiled walls with lino flooring.

## First Floor Landing

Doors to bedrooms 1, 2 and 3. Access to the loft which has a drop down ladder.

## Bedroom 1

11' x 9'8 (3.35m x 2.95m)

Double glazed window to front, two built in wardrobes and radiator.

## Bedroom 2

11' x 8'9 (3.35m x 2.67m)

Double glazed window to rear, built in wardrobe and radiator.

## Bedroom 3

9' x 7'1 (2.74m x 2.16m)

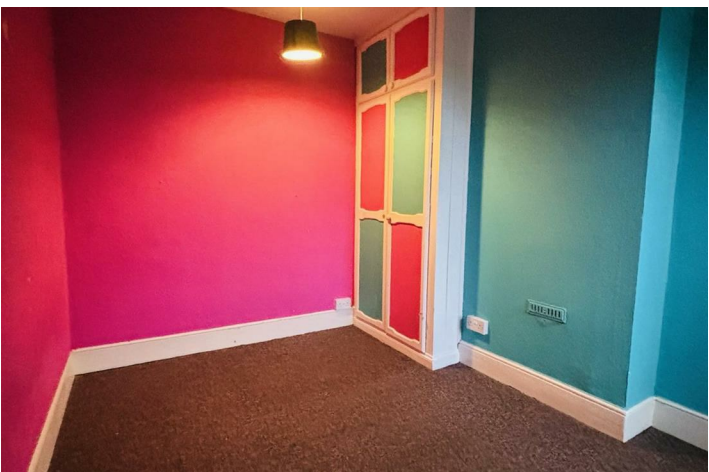
Double glazed window to rear and radiator.

## Rear Garden

Outside tap and pathway, fully enclosed via panel fencing, lawn area, shed and shingle area with a patio area. There is also a rear gate leading to a passageway.

## Agents Notes

Tenure - Freehold  
Council Tax Band B





## Road Map



## Hybrid Map



## Terrain Map



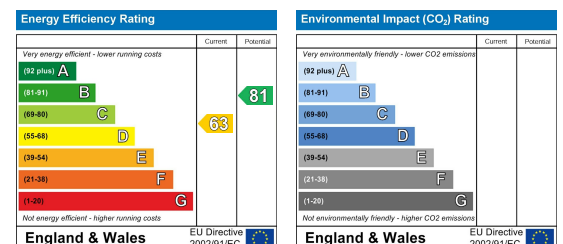
## Floor Plan



## 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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