

Foxhall



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Felixstowe Road

East Ipswich, IP3 8EF

Offers in excess of £200,000



3



1



2



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Front Garden

Block paved front garden with access to the house to the side and a gate to the rear garden via a pathway.

Entrance Hall

Entry via a double glazed door to the side, laminate flooring, radiator, under-stairs storage, stairs rising to first floor and doors to the lounge and dining room.

Lounge

11' x 11' (3.35m x 3.35m)

Double glazed bay window to front, laminate flooring and a radiator.

Dining Room

11' x 11'1 (3.35m x 3.38m)

Double glazed window to rear, laminate flooring, radiator and a door to kitchen.

Kitchen

9' x 6'9 (2.74m x 2.06m)

Double glazed window to side, wall mounted Vaillant boiler approximately 5-6 years old and regularly serviced. Wall and base units, cupboards and drawers under and work-surfaces over, single stainless steel sink bowl and drainer unit, tiled splash-back, tiled flooring, space for a fridge / freezer and space and plumbing for a washing machine, radiator and access to a rear lobby.

Lobby

Storage cupboard with shelving and double glazed door to the side accessing the rear garden. Tiled flooring and half tiled walls. Door to the bathroom.

Bathroom

Extractor fan, double glazed obscure window to side, pedestal wash hand basin, low flush W.C., radiator,

panelled bath with mixer taps and a shower attachment over, fully tiled walls and tiled flooring.

First Floor Landing

Access to the loft, fully insulated however no ladder, light or boarding. Doors to bedrooms 1, 2 and 3.

Bedroom 1

13' x 11'1 (3.96m x 3.38m)

Double glazed window to the front, radiator and fitted sliding wardrobes which also gives you further access to the overstairs cupboard space.

Bedroom 2

11' x 8'7 (3.35m x 2.62m)

Double glazed window to the rear and radiator.

Bedroom 3

9' x 6'9 (2.74m x 2.06m)

Double glazed window to the rear and radiator.

Rear Garden

Fully enclosed south-westerly facing rear garden, mostly laid to lawn with a block paved patio area and a pedestrian gate with access to the front of the property.

Agents Notes

Tenure - Freehold

Council Tax Band B





Road Map



Hybrid Map



Terrain Map



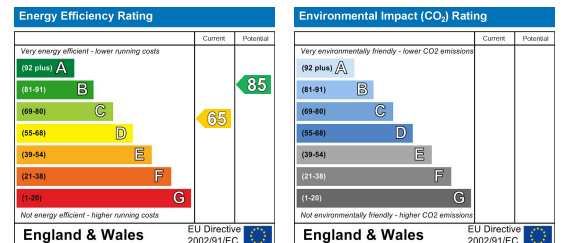
Floor Plan



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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