

# Foxhall



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## Felixstowe Road

East Ipswich, IP3 8EF

Offers in excess of £200,000



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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



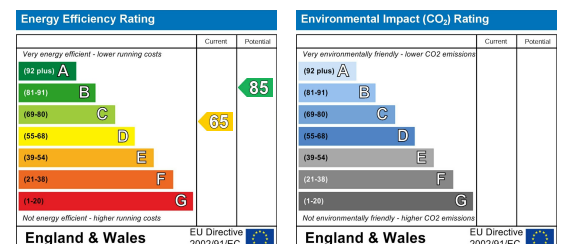
## Floor Plan



## 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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