

# 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



## Levington Road

East Ipswich, IP3 0NJ

Offers in excess of £190,000



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## Levington Road

NO ONWARD CHAIN - THREE BEDROOMS - SEMI-DETACHED - DOWNSTAIRS BATHROOM & UPSTAIRS W.C - EASTERLY FACING PRIVATE REAR GARDEN

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this three bedroom semi-detached property in popular South East Ipswich location.

The property comprises of an entrance hallway, lounge, dining room, kitchen, downstairs bathroom, three good sized bedrooms, upstairs w.c and private Easterly facing rear garden.

Superbly located close to Holywells, Murray and Landseer Park's and within walking distance to Ipswich town centre, Waterfront, Local shops and multiple bus stops. In addition Derby Road Train station is a five minute walk away and Ipswich mainline station is just a short drive.

## Front Garden

A low maintenance front garden enclosed with an attractive mid-height wall, laid to shingle with a pathway to the front door and a pedestrian side gate leading through to the rear garden.

## Entrance Hallway

14'4" x 2'10" (4.37 x 0.88 )

Front aspect entrance door into hallway, integrated door mat, carpeted flooring, radiator. Doors to the lounge and dining room, stairs to the first floor.

## Lounge

10'11" x 10'11" (3.34 x 3.33)

Front aspect double glazed windows, feature fireplace, carpeted flooring, radiator.

## Dining Room

11'10" x 11'5" (3.62 x 3.49)

Rear aspect double glazed window, carpeted flooring, radiator, under stairs cupboard. Open through to the Kitchen.

## Kitchen

8'11" x 7'10" (2.73 x 2.4)

Base and eye level units, rolled worktops, integrated stainless steel sink and drainer, integrated electric oven & hob with extractor over, wall mounted Remeha boiler. Space for a washing machine, space for fridge/freezer, tiled floor and tiled splashbacks. Side aspect double glazed window, side aspect double glazed upvc door to the garden.

## Bathroom

7'11" x 6'1" (2.43 x 1.87)

Panel bath with stainless steel mixer taps and shower attachment, glass shower screen, low level w.c, wall mounted hand wash basin, radiator, laminate flooring, side and rear aspect frosted double glazed windows.

## Landing

11'9" x 2'5" (3.6 x 0.76)

Doors to all bedrooms and the w.c, radiator, carpeted flooring.

## Bedroom One

14'4" x 10'11" (4.39 x 3.34)

Two front aspect double glazed windows, radiator, carpeted flooring.



### Bedroom Two

11'10" x 8'9" (3.63 x 2.67)

Rear aspect double glazed window, radiator, carpeted flooring.

### Bedroom Three

8'11"x 7'11" (2.74x 2.42)

Rear aspect double glazed window, radiator, carpeted flooring.

### W.C.

Saniflow low level w.c., corner wall mounted hand wash basin, tiled splashbacks, laminate flooring.

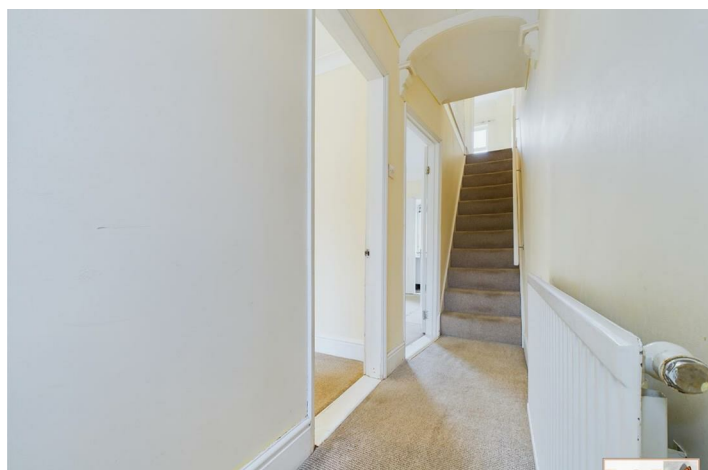
### Garden

Enclosed to panel fencing the garden is mainly laid to lawn with a patio area and a variety of mature shrubs and tree's. There is gated side access to the front of the property and a shed and summer house to remain.

### Agents Notes

Tenure - Freehold

Council Tax Band B











Road Map



Hybrid Map



Terrain Map



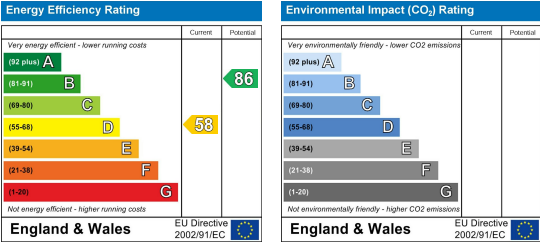
Floor Plan



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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