

Foxhall



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Churchill Avenue

East Ipswich, IP4 5DS

Guide price £265,000



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Front Garden

A block paved driveway providing off road parking for two cars with an area laid to slate to one side which, if required, could be converted to provide further off road parking. The front garden is enclosed by a low brick wall and there are double gates to the side of the house.

Entrance Hallway

12'3" x 5'4" (3.74 x 1.63)

A front respect uPVC door into entrance hallway. Doors to the lounge and kitchen diner, stairs to the first floor, under stairs cupboard, radiator, carpeted flooring.

Lounge

13'9" x 10'9" (4.21 x 3.30)

Front aspect double-glazed window, radiator, feature gas fire, carpeted flooring, sliding doors through to kitchen/diner.

Kitchen/Diner

16'8" x 10'9" (5.09 x 3.30)

Two rear aspect double-glazed windows. Rear aspect door to conservatory. Base and eye level units, worktops, space for oven, space for washing machine, space for fridge-freezer, integrated stainless-steel one and a half sink. Laminate flooring in the kitchen area, carpeted flooring in the dining space.

Pantry cupboard.

Conservatory

9'6" x 4'3" (2.91 x 1.31)

It is not double-glazed, laminate flooring, no heating/power.

Landing

Doors to all bedrooms and the shower room. Side aspect double-glazed window and the loft hatch.

Bedroom One

13'10" x 8'0" (4.22 x 2.44)

Rear aspect double-glazed window, radiator, carpeted flooring and built-in wardrobes.

Bedroom Two

10'10" x 7'6" (3.32 x 2.29)

Front aspect double-glazed window, radiator, carpeted flooring and built-in wardrobe and a cupboard containing the boiler.

Bedroom Three

9'10" x 6'8" (3.00 x 2.05)

Front aspect double-glazed window, radiator, carpeted flooring.

Shower Room

6'3" x 5'5" (1.91 x 1.66)

Rear aspect double-glazed frosted window. Low level WC, shower with glass screen and stainless-steel wall mounted mixer shower.

Tiled walls, laminate flooring and a pedestal wash basin.

Rear Garden

Mainly laid to lawn with path to the rear and pond. Enclosed panel fencing shed to remain, outside tap, outside electric socket, gated side access through to the front of the property.

Agents Notes

Tenure - Freehold
Council Tax Band C







Road Map



Hybrid Map



Terrain Map



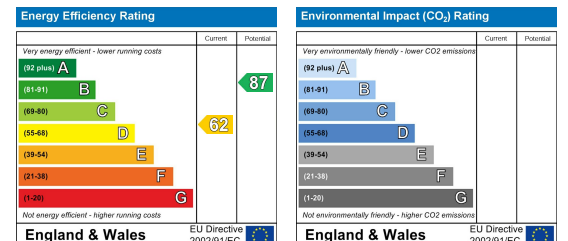
Floor Plan



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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