

# Foxhall



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## Camborne Road

Kesgrave, IP5 1JP

Guide price £279,500





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NO ONWARD CHAIN - ENCLOSED PRIVATE WESTERLY FACING REAR GARDEN - GARAGE WITH OFF ROAD PARKING FOR 2-3 CARS - SOME COSMETIC UPDATING REQUIRED

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this nicely proportioned two bedroom semi detached bungalow situated in an established part of Kesgrave within reasonable walking distance of shops and bus routes. The property is being sold with no onward chain and benefits with a garage with off road parking for 2-3 cars, double glazed windows, gas heating via radiators and an enclosed private westerly facing garden.

The accommodation comprises two nicely proportioned bedrooms, a 14'9" x 11'10" lounge, a nicely fitted kitchen and shower room.

## Front Garden

The front garden is of open plan design mainly a laid to lawn with driveway to the side providing off road parking for two to three cars leading through to the garage.

## Entrance Hall

Double glazed door to entrance porch and door to entrance hall. Radiator, access to loft, telephone point, built-in cupboard and doors to.

## Bedroom One

Double glazed window to the rear, radiator.

## Bedroom Two

Double glazed window to front, radiator, built in airing cupboard housing hot water tank and built in cupboard housing boiler.

## Shower Room

Shower, pedestal wash hand basin with a mixer, low level WC, radiator obscured over glazed window to rear.

## Lounge

14'9" x 11'10" (4.51 x 3.62)

Double glazed window to front and radiator.

## Kitchen

The kitchen comprises single drainer stainless steel sink unit with drawer and cupboards under. Worksurfaces with drawers, cupboards under, wall mounted cupboards over radiator, window to rear and door to.

## Lean to Sunroom

Lean to sunroom with door to outside.

## Rear Garden

The rear garden is enclosed by timber fencing and enjoys a sunny westerly aspect with a mainly laid to lawn with outside tap.

## Garage

With an up and over door, window to rear, power and light and personal door into the rear garden.

## Agents Note

Tenure - Freehold

Council Tax Band - B





## Road Map



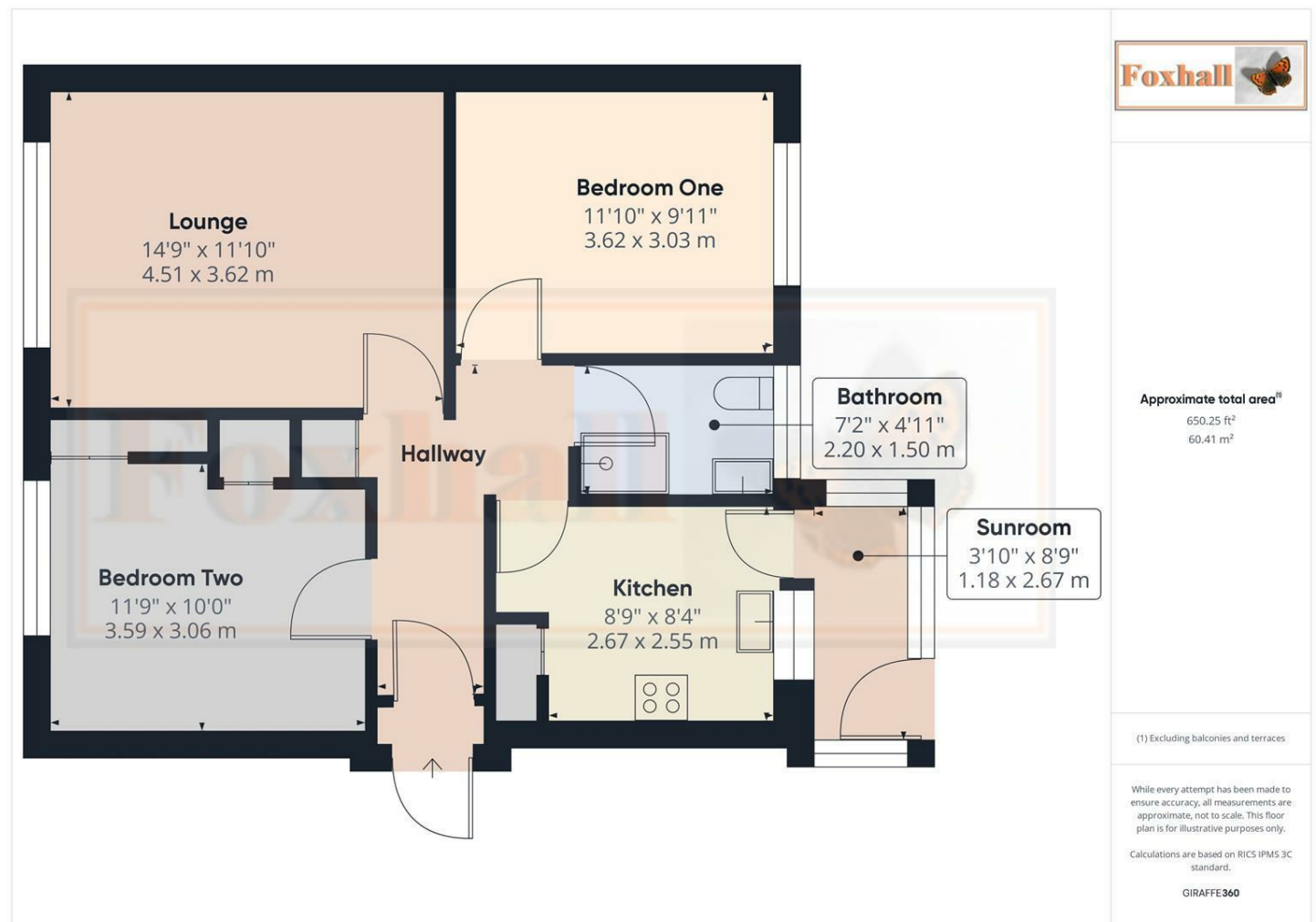
## Hybrid Map



## Terrain Map



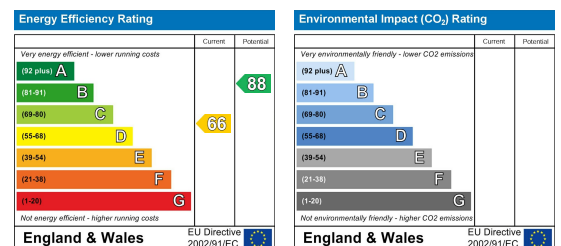
## Floor Plan



## 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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