

Foxhall



Estate Agents

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Meridian Rise

North East Of Town, Ipswich, IP4 2GF

Guide price £285,000



3



2



2



B



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Front

Off road parking via carport which gives access to the garage and a pathway to the front door.

Entrance Hall

Double glazed door to front for entry, radiator, laminate flooring, access to the stairs, doors to cloakroom / W.C. and utility room.

W.C.

Low flush W.C., pedestal wash hand-basin, extractor fan, spotlights, half tiled walls and tiled flooring and a radiator.

Utility Room

9'4" x 7'2" (2.851 x 2.186)

Base level cupboards, single sink bowl and drainer unit, plumbing for a washing machine, space for a tumble dryer, roll-top work-surfaces, airing cupboard, radiator and door to the garage.

First Floor Landing

Doors to:

Lounge

15'9" x 14'2" (4.814 x 4.326)

Double glazed windows to rear, double glazed French style doors to the rear, two radiators and laminate flooring.

Kitchen/Diner

15'7" x 9'1" (4.763 x 2.778)

Double glazed window to front, fitted kitchen wall and base units filled with cupboards and drawers, stainless steel one and a half sink bowl and drainer unit, roll-top work-surfaces, built in grill and oven, with a hob and cooker-hood, integrated dishwasher, integrated fridge / freezer, radiator, cupboard housing a Potterton boiler, spotlights, laminate flooring and space for dining.

Study/Office

6'11" x 6'4" (2.113 x 1.940)

Double glazed window to front and radiator,

Second Floor Landing

Access to the loft which is part boarded and doors to bedrooms one, two and three and the bathroom.

Bedroom One

12'4" x 11'11" (3.763 x 3.657)

Double glazed window to front, radiator, built in wardrobes and door to en-suite.

En-Suite

Obscured double glazed window to front, step in shower cubicle, pedestal wash hand-basin, low flush W.C., tiled walls, shaver-point, spotlights, radiator and laminate flooring.

Bedroom Two

13'5" x 8'10" (4.091 x 2.697)

Double glazed window to rear and radiator.

Bedroom Three

11'9" x 6'6" (3.597 x 1.982)

Double glazed window to rear and radiator.

Bathroom

Low flush W.C., panelled bath with mixer taps and shower attachment, pedestal wash hand-basin, radiator, half tiled walls, laminate flooring and extractor fan.

Rear Garden

Fenced off patio area which leads to a fully enclosed south-easterly facing garden which is mainly laid to lawn and an outside tap.

Garage & Parking

11'5" x 8'2" (3.497 x 2.514)

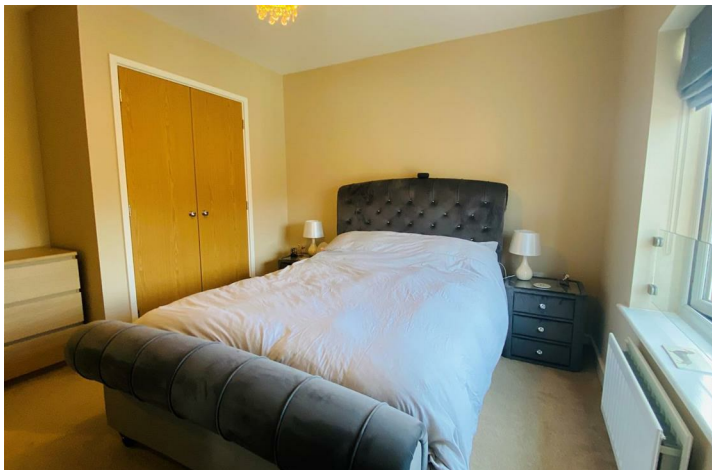
Manual up and over garage door, power and lighting.

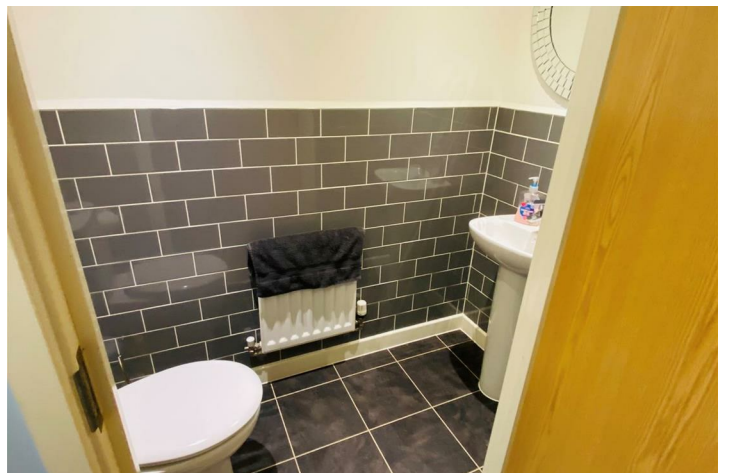
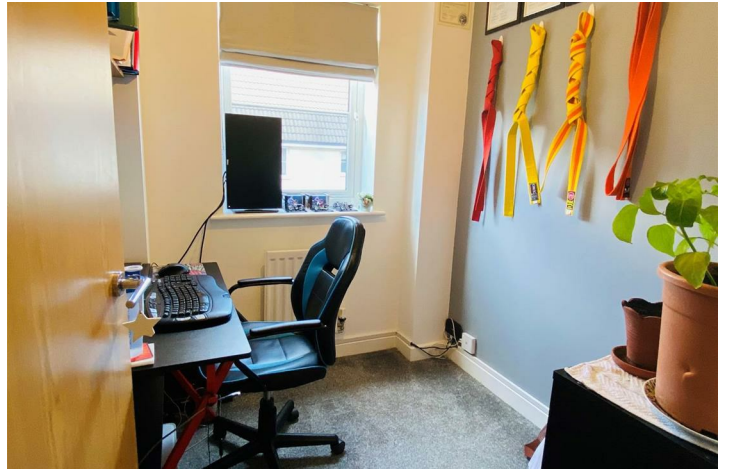
Agents Notes

Tenure - Freehold

Council Tax Band C

Please note that there is a service charge payable every six months at £187.24





Road Map



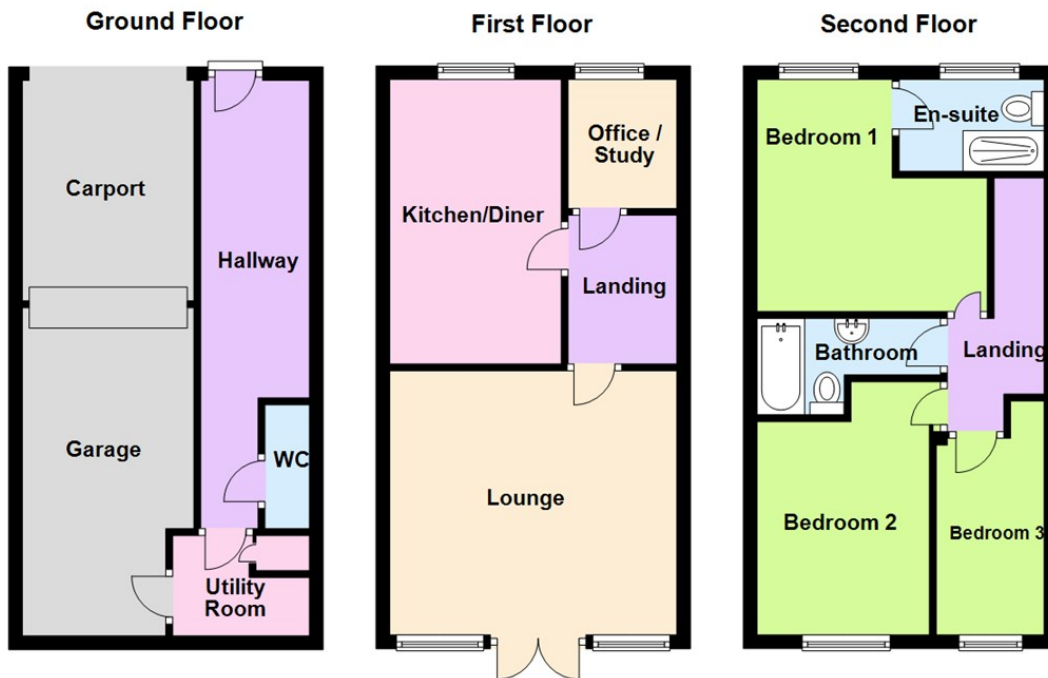
Hybrid Map



Terrain Map



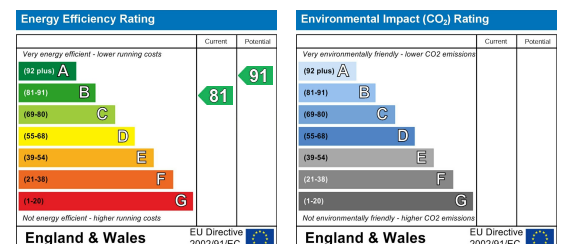
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.