

Foxhall



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Upper Orwell Street

Town Centre, Ipswich, IP4 1HR

Price £160,000



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Hallway

Entry via a double glazed uPVC front door into the entrance hall which has vinyl flooring, spotlights, doors to bedrooms one and two, storage cupboard with steps up leading to the bathroom and giving you access to the stairs to the first floor, radiator.

Bedroom One

12'5" x 8'4" (3.80 x 2.55)

Double glazed window facing the front, radiator, under stairs storage cupboard with vinyl flooring, extractor fan, radiator.

Bedroom Two

10'6" x 6'0" (3.21 x 1.85)

Two steps up for entry, double glazed windows facing the rear, radiator, storage cupboard with light, spotlights.

Bathroom

Vinyl flooring, spotlights, extractor fan, heated towel rail, low flush WC, vanity wash hand basin, step in shower cubicle with fully tiled walls.

Landing

Open Plan Kitchen/Living Space

21'7" x 12'4" (6.59 x 3.77)

Kitchen - Double glazed window facing the rear, double glazed door going out to the outside terrace, storage cupboard with light which gives you access to the wall mounted Main combi eco boiler, wall and base units filled with cupboards and drawers, plumbing for a washing machine, single sink bowl and drainer unit, built in electric oven, electric hob with a cooker hood over, spotlights, vinyl flooring in the kitchen area and carpet in the living space, radiator, roll top work surfaces with a glass splashback behind the cooking hob.

Living Space - Double glazed window facing the front, radiator, spotlights with access to the kitchen area.

Roof Terrace

Enclosed via panel fencing and a mid height brick wall.

Agents Note

Tenure - Freehold

Council Tax Band - A





Road Map



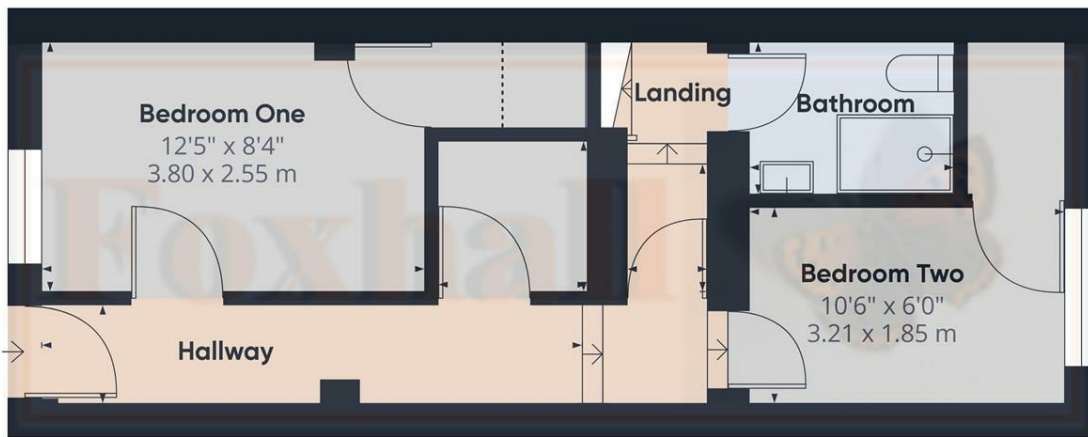
Hybrid Map



Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area*
606.55 ft²
56.35 m²

Balconies and terraces
143.48 ft²
13.33 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

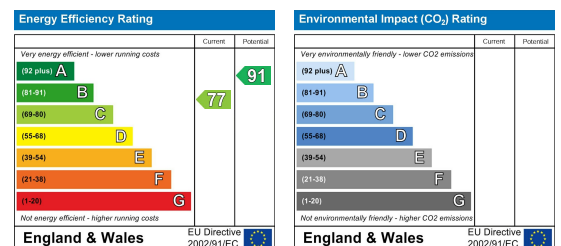
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.