

Foxhall



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Lyndhurst Avenue

East Ipswich, IP4 5RT

Price £250,000



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Entrance Hall

Double glazed door to the front for entry, under-stairs cupboard, double glazed window to front, radiator, laminate flooring and doors to the lounge and dining room.

Lounge

12'0" x 11'11" (3.683 x 3.647)

Double glazed bay window to front, radiator, open fireplace with tiled base and back with a wooden mantelpiece.

Dining Room

10'11" x 9'11" (3.348 x 3.047)

Double glazed window to rear, double glazed door to rear, radiator, open fireplace with tiled base and back with wooden mantelpiece, high picture rails, laminate flooring, radiator. Open through to the kitchen.

Kitchen

14'1" x 7'6" (4.296 x 2.300)

Double glazed window to rear, wall and base fitted units with cupboards and drawers, stainless steel one and a half sink, bowl and drainer unit, square-top work-surfaces, integrated electric oven and hob with extractor over and glass splashback, plumbing for washing machine, space for fridge / freezer and tiled flooring.

Landing

Access to the loft which is boarded and has a ladder and light. The loft has a regularly serviced boiler. Access to all bedrooms and bathroom off from the landing.

Bedroom One

11'10" x 10'10" (3.622 x 3.320)

Double glazed window to front, high picture rails and a radiator.

Bedroom Two

10'10" x 10'3" (3.305 x 3.133)

Double glazed window to rear, high picture rails and radiator.

Bedroom Three

7'5" x 6'9" (2.286 x 2.076)

Double glazed window to front and a radiator.

Bathroom

Double glazed obscured window to rear, radiator, panelled bath with a mixer taps and a shower attachment, low flush W.C., pedestal wash hand-basin, vinyl flooring and tiled walls.

Front

Block paved with off road parking for two cars.

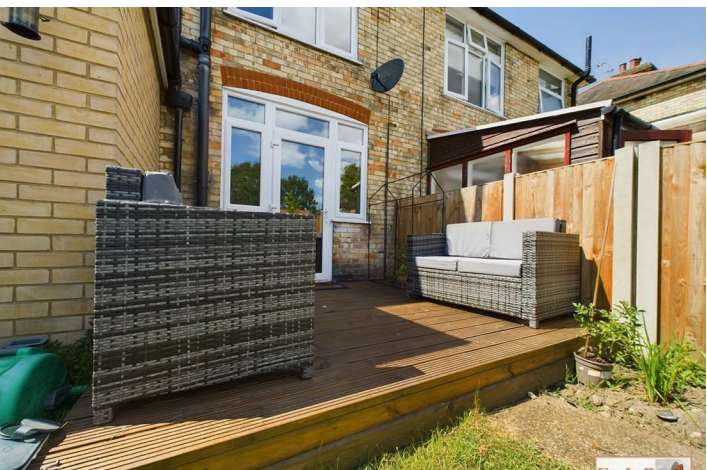
Rear Garden

Decking area from the back door, mostly laid to lawn with flower and shrub borders, raised concrete area to the rear of the garden with a shed with pathway leading to same. Access to the shared passageway for bin, etc.

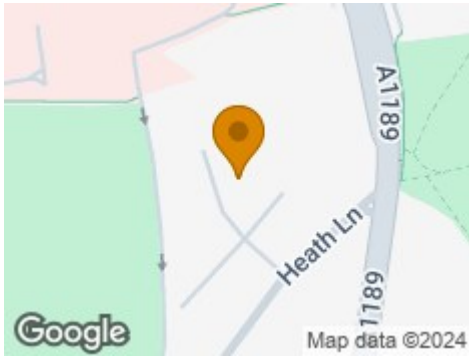
Agents Notes

Tenure - Freehold
Council Tax Band B





Road Map



Hybrid Map

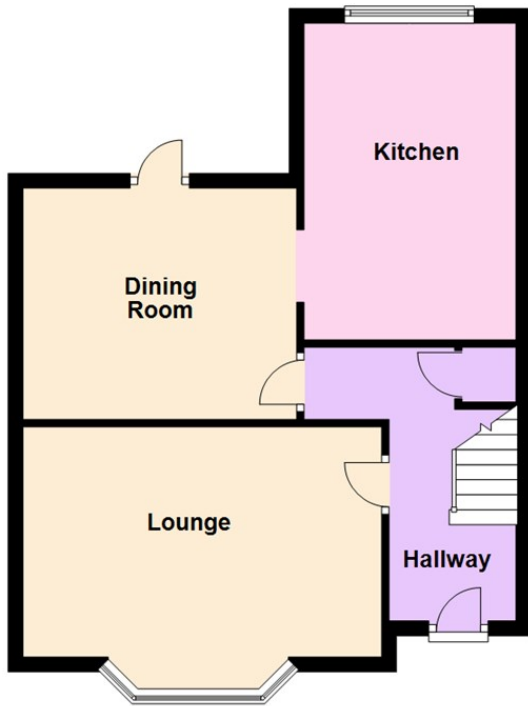


Terrain Map

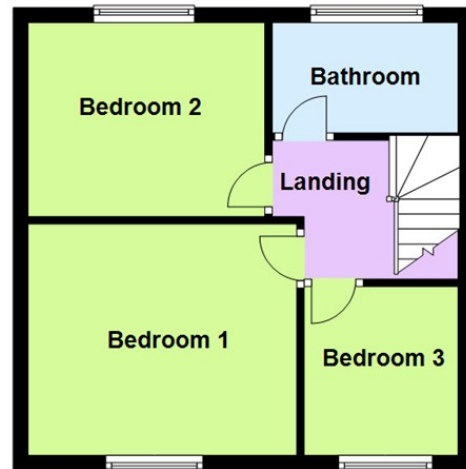


Floor Plan

Ground Floor



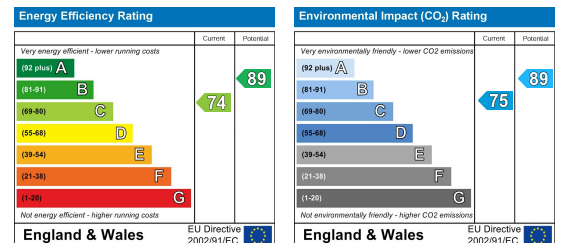
First Floor



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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