

Foxhall



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Hervey Street

Ipswich, IP4 2ET

Price £210,000



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Front Garden

On road permit parking with an enclosed front garden via a fenced border with a pathway leading to the front door, outside sensor light and a side access gate leading to the rear garden via a tunnel terrace.

Lounge

10'10" x 10'10" (3.31 x 3.32)

A cosy lounge with a double glazed window facing the front with a fitted blind, entry via a uPVC front door, oak effect flooring, dimmer spotlights, radiator, TV point and a fireplace with surround, tiling and white mantel.

Dining Room

11'3" x 10'11" (3.43 x 3.35)

Double glazed window facing the rear with a fitted blind, oak effect flooring, radiator, dimmer spotlights, central dimmer light, under stairs cupboard with a sensor light, another under stairs storage cupboard and a feature fireplace with an oak mantel surround.

Kitchen

9'9" x 6'9" (2.997 x 2.06)

Double glazed window facing the side and the rear with fitted blinds, double glazed door to the side going out into the rear garden, modern fitted kitchen boasting a range of eye and base level units filled with cupboards and drawers, an oak worktop surface, butler sink with a chrome mixer tap, integrated hideaway Neff oven with a Neff induction hob and extractor hood over, integrated fridge/freezer, integrated washing machine, pan drawer, hidden cutlery drawer, spotlights, Victorian style tiled flooring.

First Floor Landing

Freshly laid carpet, radiator, spotlights and doors to.

Bedroom One

11'0" x 12'3" (3.36 x 3.75)

The main bedroom of the house spans the entire width of the property with original floorboard, dimmer spotlights, bedside dimmer switch, radiator, built in wardrobe with a sensor light, double glazed window with fitted blinds.

Bedroom Two

11'3" x 9'2" (3.430 x 2.80)

Double glazed window facing the rear with fitted blinds, original floorboards, radiator, dimmer spotlights, bedside dimmer switch, loft hatch.

Loft

With access via a drop down ladder and a loft light.

Bathroom

10'2" x 6'11" (3.10 x 2.123)

Four piece bathroom with a walk in shower with a handless glass enclosure, waterfall shower head and further shower attachment, panel bath with a chrome mixer tap, low flush WC, pedestal wash hand basin with a chrome mixer tap, fully tiled walls in a metro tile, hard tiled wood effect flooring, extractor fan, heated towel rail, spotlights with a double glazed window to rear, cupboard housing a Baxi boiler which is regularly serviced.

Rear Garden

Fully enclosed un-overlooked west facing rear garden benefiting mostly from the afternoon sun, patio seating area, outside tap a shingle area and a gate leading to the tunnel terrace leading to front of the property.

Agents Note

Tenure - Freehold
Council Tax Band A





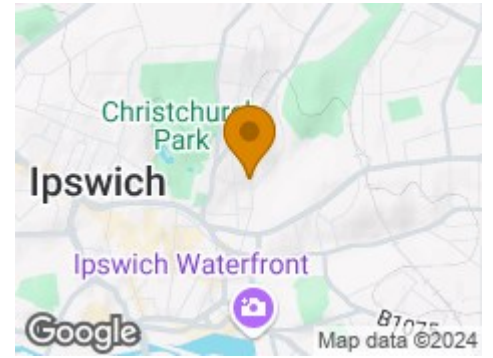
Road Map



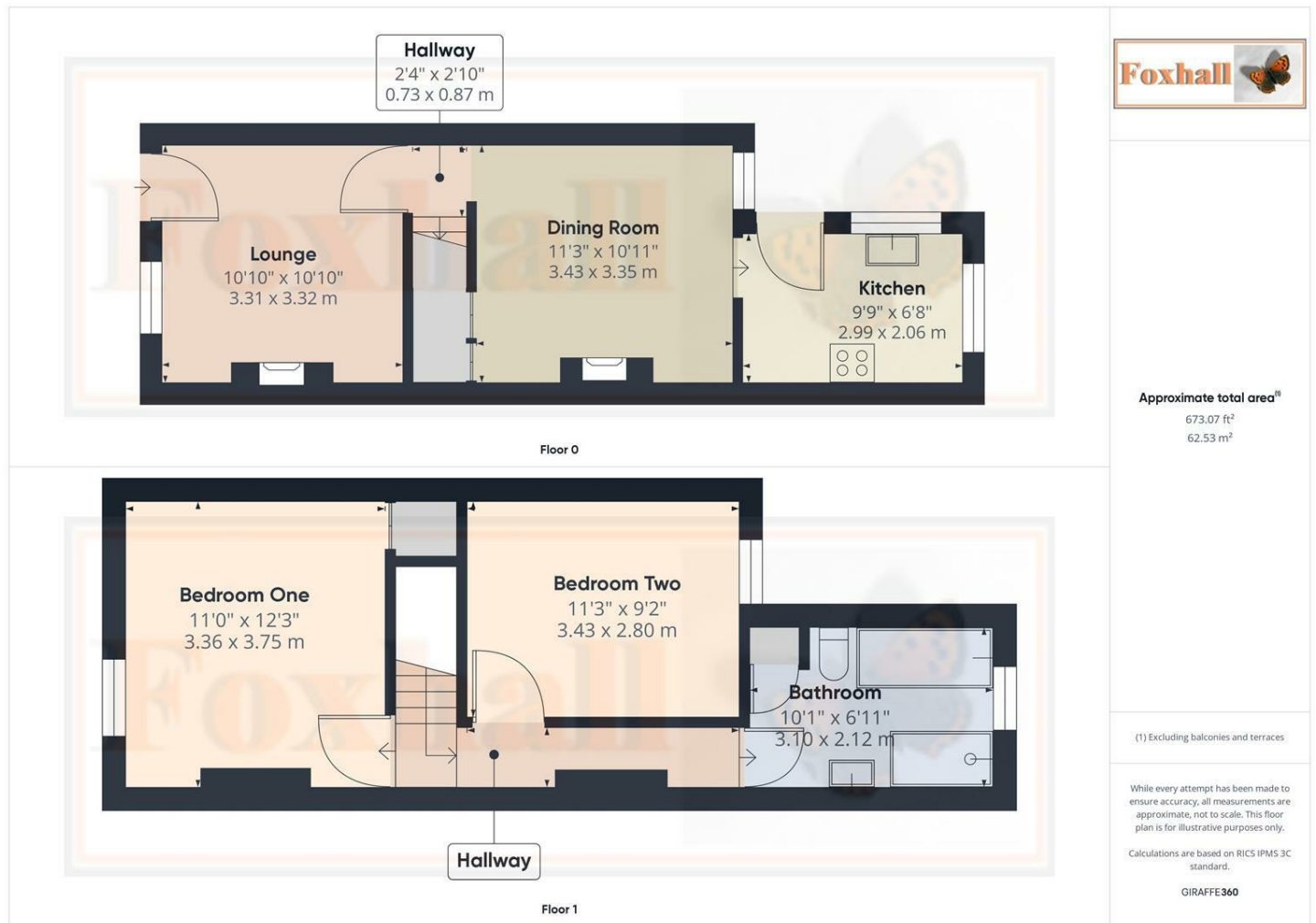
Hybrid Map



Terrain Map



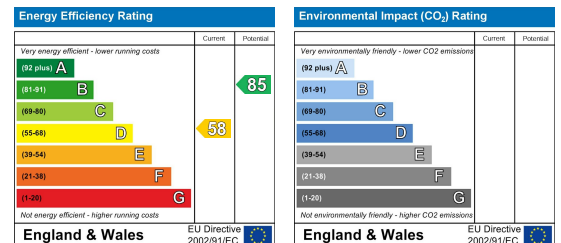
Floor Plan



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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