

# Foxhall



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## Orford Street

Ipswich, IP1 3NS

Offers in excess of £210,000



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## Entrance Hall

Entrance door to entrance hall, cupboard under stairs with plumbing for washing machine and storage formally cloakroom which could easily be converted back to a cloakroom, laminate flooring, doors to.

## Kitchen/Breakfast Room

8'11" x 8'7" (2.74 x 2.63)

Comprising single drainer stainless steel sink unit, cupboard and appliance space under, roll top work surfaces with drawers and cupboards under, wall mounted cupboards over, fridge freezer which we understand from the vendor is to remain, Baxi wall mounted boiler which we understand from the vendor was installed in January 2022, radiator, double glazed window to front, oven hob and extractor, wall mounted cupboard housing fuse board, laminated flooring and down lighters.

## Living Room

14'5" x 11'8" (4.41 x 3.56)

Laminate style flooring, radiator, double glazed window to rear, double glazed French doors to outside and stairs of to.

## First Floor Landing

Access to loft which we understand from the vendor is part boarded and has the benefit of a ladder, doors to.

## Bedroom One

8'11" x 11'9" (2.72 x 3.59)

Two double glazed window to front, radiator, laminated style flooring, over stairs storage.

## Bedroom Two

9'4" x 11'8" (2.86 x 3.58)

Double glazed window to rear, radiator, laminated flooring.

## Bathroom

4'10" x 8'5" (1.49 x 2.59)

Panel bath with shower, pedestal wash hand basin, low level WC, radiator, extractor fan and down lighting.

## Rear Garden

Enclosed by a high wall to one side and high fencing to the other giving an excellent degree of seclusion, patio and decking area and access to the rear with a large walk in storage shed, access out from the garden into the car port as previously mentioned with the potential for parking for two size dependant vehicles.

## Agents Note

Tenure - Freehold  
Council Tax Band B





## Road Map



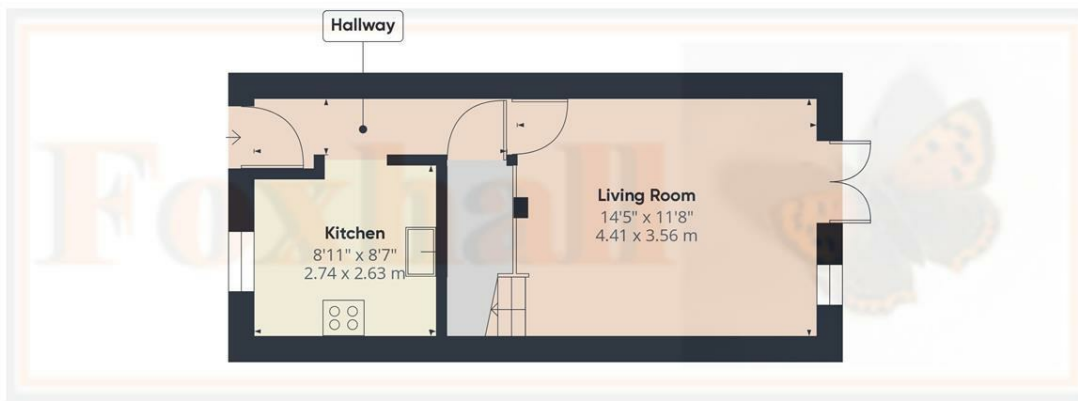
## Hybrid Map



## Terrain Map



## Floor Plan



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
598.58 ft<sup>2</sup>  
55.61 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

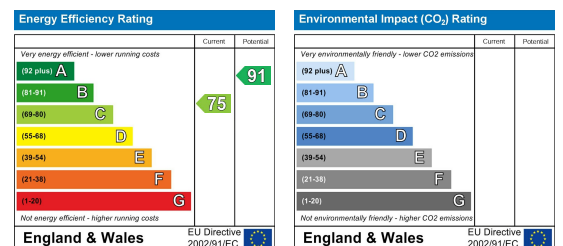
Calculations are based on RICS IPMS 3C standard.

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## 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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