

# Foxhall



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## Wellesley Road

Ipswich, IP4 1PL

Offers in excess of £200,000



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## Wellesley Road

THREE BEDROOM SEMI DETACHED HOUSE - VACANT - NO ONWARD CHAIN - OFF ROAD PARKING FOR ONE CAR VIA A SHINGLED DRIVEWAY ACCESSED VIA A DROPPED KERB - POPULAR EAST IPSWICH LOCATION - CLOSE TO PLENTY OF LOCAL AMENITIES - GROUND FLOOR BATHROOM - BAY FRONTED LOUNGE - SEPARATE DINING ROOM - SOUTH EASTERLY FACING 80 FT REAR GARDEN - TENURE - GOOD SCHOOL CATCHMENTS (SUBJECT TO AVAILABILITY) - FREEHOLD - COUNCIL TAX BAND B

\*\*\*Foxhall Estate Agents\*\*\* are excited to offer for sale with no onward chain this three bedroom bay fronted semi detached house situated in the popular east side of Ipswich.

The property boasts a bay fronted lounge, separate dining room, ground floor bathroom, kitchen, three bedrooms and off road parking space for one car via a shingled driveway and a south easterly facing 80 ft rear garden.

Ipswich's popular east area offers plenty of local amenities, local bus routes, close to Derby Road station, good school catchments (subject to availability), easy access to the A12/A14.

In the valuer's opinion with the property being offered with no onward chain an early internal viewing is highly advised as to not miss out.

### Front Garden

Off road parking for one car via a shingled driveway

with access given via a dropped kerb with a pathway to the front door and side access to the rear via a gate.

### Entrance Porch

Double glazed window facing the front above the door, mid-height dado rail and a single glazed door to the entrance hall.

### Entrance Hallway

Radiator, access to the stairs and doors to the living room and separate dining room.

### Living Room

12'11" x 10'3" (3.94m x 3.12m)

Double glazed three bay window facing the front, high picture rails, radiator and a stunning feature fire with a tiled base.

### Dining Room

11'10" x 10'11" (3.61 x 3.33)

Double glazed window facing the rear, radiator, under stairs cupboard, high picture rails and a door to the kitchen.

### Kitchen

10'4" x 7'11" (3.16 x 2.42)

Double glazed window facing side, double glazed uPVC door facing the side to go out into the garden, wall and base fitted units with cupboards and drawers, stainless steel single sink bowl and drainer unit, roll top work surfaces, built in electric oven with a hob above and a cooker hood, spotlights, lino flooring, space for a fridge freezer, plumbing for a washing machine, door to the rear lobby, Heatline boiler (regularly serviced).

### Rear Lobby

Lino flooring, door to downstairs bathroom.

### **Ground Floor Bathroom**

5'6" x 7'7" (1.70 x 2.33)

Double glazed obscure window to rear, panel bath with mixer taps and a shower attachment over, radiator, lino flooring, low flush WC, pedestal wash hand basin with tiled splashback, extractor fan.

### **First Floor Landing**

Access to the loft which is not boarded, no light and no ladder, storage cupboard and doors to bedrooms one, two and three.

### **Bedroom One**

Two double glazed windows facing the front and a radiator.

### **Bedroom Two**

Double glazed window facing the rear and a radiator.

### **Bedroom Three**

Double glazed window facing the rear and a radiator.

### **Rear Garden**

Fully enclosed, 80 ft south easterly facing rear garden with access to a shed, pathways, lawn area with trees, an outside tap, access to the front via a side gate and passageway.

### **Agents Note**

Tenure - Freehold

Council Tax Band B







## Road Map



## Hybrid Map



## Terrain Map



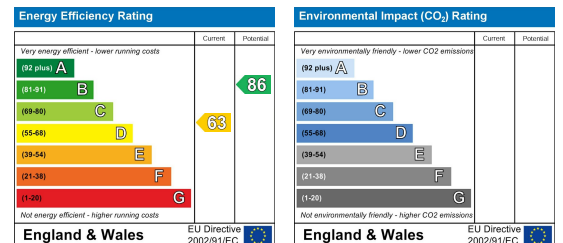
## Floor Plan



## 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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