

Foxhall



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Temple Road

East Ipswich, IP3 8PA

Asking price £275,000



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Summary continued

To the front of the property there is full width block paved driveway providing parking for up to three vehicles.

This has been a thoroughly enjoyed family home for 46 years and now requires a degree of upgrading and modernisation.

It also offers excellent potential for possible rear extension as has been carried out on many properties on this side of Temple Road. There is also a spacious fitted loft complete with ladder, boarding and light and this again could offer potential for further accommodation.

Temple Road itself is highly sought after being a much quieter road within 1/2 mile walk of Ipswich Hospital and equally distant to Copleston High School and Britannia Primary School.

In the other direction Sainsburys supermarket, retail park and access on to the A12/A14 is only a short distance away.

Front Garden

Fully block paved with ample driveway parking for up to three cars.

Entrance Hallway

Wooden side entrance door through to reception hallway with radiator and access to loft space.

Extended Living Room

19'3" x 11'1" (5.87m x 3.38m)

The focal point of the room is an electric fire situated in a marble backed hearth and timber surround, double

radiator and a wall mounted gas fire (not tested), sliding double glazed doors leading through to conservatory, wall light points and two windows to the side.

Kitchen/Diner

15'4" x 10'9" (4.67m x 3.28m)

Extensive range of fitted units comprising ample base drawers, cupboards and eye level units, additional leaded light display cabinets, New World double oven, Stoves gas hob with extractor hood above, half tiled walls, ample worksurfaces, double radiator, full height larder cupboard plus recess space for upright fridge/freezer, plumbing for washing machine and tumble dryer, 1 1/2 bowl sink unit and windows to side and rear and glazed door to rear (easterly facing) making this a lovely sunny room in the mornings.

Conservatory

7'0" x 13'7" (2.13m x 4.14m)

Brick with uPVC double glazing with fitted roof blinds and it is easterly facing making it very pleasant in the mornings with double French doors opening out to the back garden and personal door to side, light and power, wall lights, wall mounted gas fire (not tested).

Bedroom One

13'7" x 7'10" (4.15 x 2.41)

Original Parquet flooring, bay window to front (westerly facing) radiator, fitted bookcases, shelving and cupboards, built in cupboard in chimney breast recess, plus mirror fronted doors to triple built in wardrobe with shelving and hanging space.

Bedroom Two

12'0" x 10'10" (3.67 x 3.32)

Windows to the front, radiator, extensive fitted

wardrobes and eye level cupboards plus additional built in fitted wardrobes, radiator, window to front, wall light points.

Bathroom

7'1" x 7'5" (2.17 x 2.27)

Pampus suite comprising bath with shower over, wash hand basin, WC, fully tiled walls and a built in cupboard.

Rear Garden

120ft (approx) x 30ft (36.58mft (approx) x 9.14mft)

One of the main selling points of the property is this huge easterly facing rear garden which is completely un-overlooked from the rear and enclosed by panel fencing at the side making it ideal for anyone with children or dogs. The garden commences with a patio area then an expansive area of lawn with a large corrugated metal shed, a wooden 'lean to' behind the shed plus large timber workshop and separate timber shed, outside tap.

There is side access via a gate which leads from a pathway on one side and additionally a paved area ideal for storage on the other side.

There is also a lovely paved area adjacent to the conservatory which is both east and south facing and makes a complete sheltered and secluded sun trap ideal for sitting out having a morning cup of tea, an afternoon glass of wine or alfresco dining.

Workshop

33' x 10' (10.06m x 3.05m)

Timber workshop with windows to side, large window to rear, extensive windows on the south side full of natural light and sunshine superb for use as a workshop, artist studio etc, has its own wood burning stove. Many of the windows also have security grills.

Large Shed

With double wooden doors.

Agents Note

Tenure - Freehold

Council Tax Band C



Road Map



Hybrid Map



Terrain Map



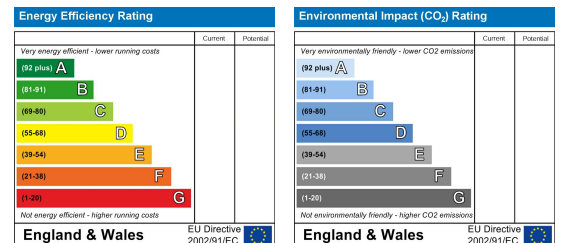
Floor Plan



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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