

# Foxhall



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## Rosebery Road

Ipswich, IP4 1PS

Offers in excess of £180,000



3



1



2



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## Front Garden

Easy to maintain style front garden.

Obscure double glazed entrance to.

## Lounge

11'6" x 11'1" (3.51m x 3.38m)

Double glazed window to front, radiator, coved ceiling and door to.

## Dining Room

11'6 x 11'2 (3.51m x 3.40m)

Double glazed window to rear, radiator, access to stairs, coved ceiling and door to.

## Kitchen

11'5 x 6'11 (3.48m x 2.11m)

Comprising single drainer stainless steel sink unit with mixer, cupboard and appliance space under, work surfaces with drawers and cupboards under, wall mounted cupboards over, wall mounted combination boiler (not tested), radiator, double glazed window to side, door to outside and door to.

## Bathroom

7' x 5'6 (2.13m x 1.68m)

Panel bath with separate shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, radiator.

## First Floor Landing

Access to loft and doors to.

## Bedroom One

11'7 x 11' (3.53m x 3.35m)

Double glazed window to front, radiator, coved ceiling.

## Bedroom Two

11'1 x 8'9 (3.38m x 2.67m)

Double glazed window to rear, Victorian style fireplace, radiator, coved ceiling.

## Bedroom Three

8'7 x 7' (2.62m x 2.13m)

Double glazed window to rear, radiator.

## Rear Garden

Southerly facing, mainly laid to lawn with gated rear pedestrian access

## Agents Note

Tenure - Freehold

Council Tax Band B











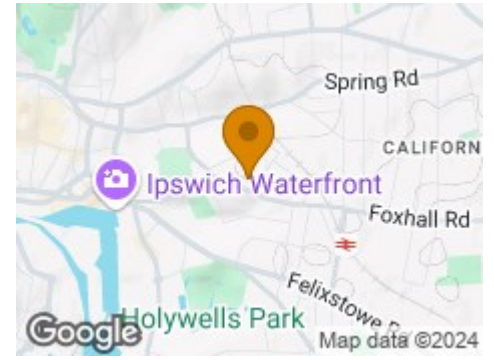
## Road Map



## Hybrid Map



## Terrain Map



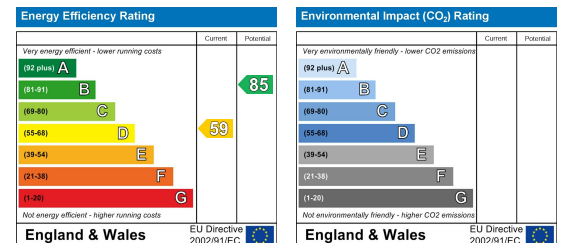
## Floor Plan



## 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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