

Foxhall



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All Saints Road

Ipswich, IP1 4DG

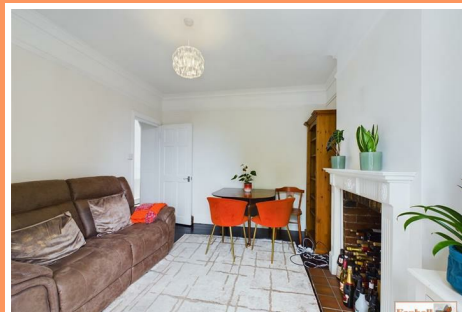
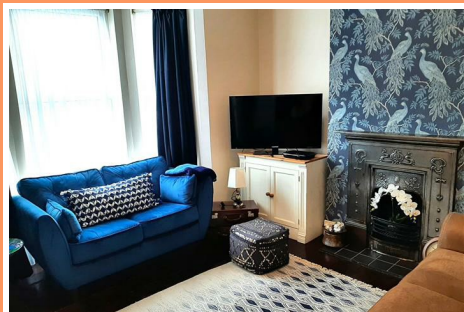
Asking price £235,000



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Front Garden

Enclosed by a wall with decorative slate chippings, attractive Victorian tiled pathway leading to the front entrance door, access leading round into the rear garden with gate into the garden.

Entrance Hall

Door to entrance hall with stripped floorboards, new fuse box (2022), stairs off, doors to.

Living Room

11'11" x 9'11" (3.65 x 3.03)

Victorian fireplace, stripped floorboards, coved ceiling, double glazed bay window to front, radiator.

Dining Room

10'11" x 12'3" (3.34 x 3.74)

Radiator, picture rail, fire surround, coved ceiling, double glazed French style doors to outside.

Kitchen

8'9" x 8'9" (2.67 x 2.69)

Comprising 1 1/4 bowl single drainer stainless steel sink unit with mixer, drawer and cupboards under, roll top work surfaces with drawers and cupboards under, wall mounted cupboards over, oven hob and extractor (not tested), fitted cupboard to fireplace recess, double glazed window to side, radiator, door to outside, door to bathroom.

Bathroom

7'5" x 8'11" (2.28 x 2.74)

Corner bath with shower, independent shower cubicle with hand held and over head showers, low level WC, wash hand basin with mixer and cupboards beneath, heated towel rail, obscure double glazed window to side.

First Floor Landing

Recently laid carpet, fitted cupboard, access to loft which has a ladder is boarded and insulated and also has light, also housing Baxi 800 combination boiler installed in March 2022, doors to.

Bedroom One

10'11" x 15'3" (3.33 x 4.67)

Double glazed bay window to front, further double glazed window to front, radiators, stripped floor, fitted cupboards.

Bedroom Two

12'0" x 10'4" (3.67 x 3.17)

Radiator, laminated style flooring, Ikea wall length floor to ceiling wardrobes (to remain), radiator, double glazed window to rear.

Bedroom Three

8'8 x 7'2 (2.64m x 2.18m)

Double glazed window to rear, radiator and stripped floorboards.

First Floor Cloakroom

Low level WC, wash hand basin with mixer, cupboards under and extractor.

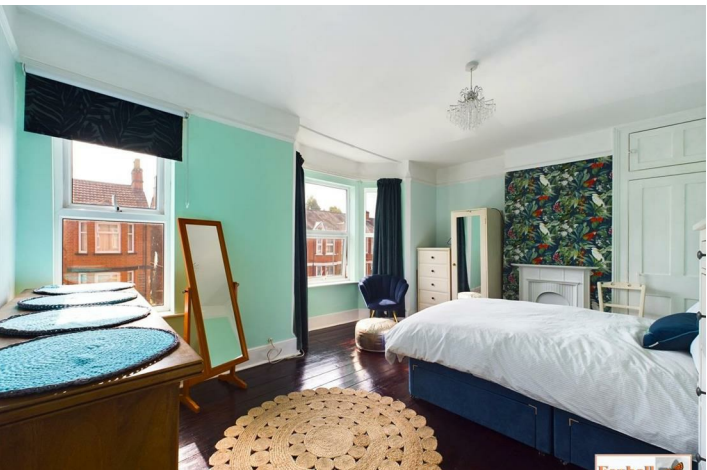
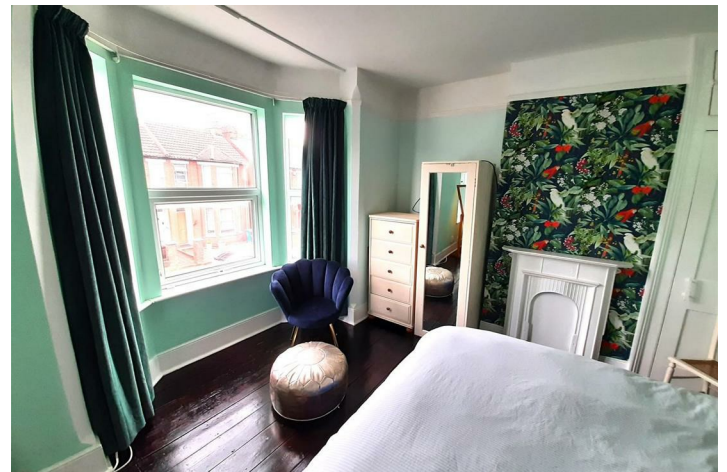
Rear Garden

Enclosed by fencing, with tree, very well stocked flower and shrub borders, mainly laid to lawn and blue garden shed which we understand from the vendor is to remain.

Agents Note

Tenure - Freehold
Council Tax Band B







Road Map



Hybrid Map



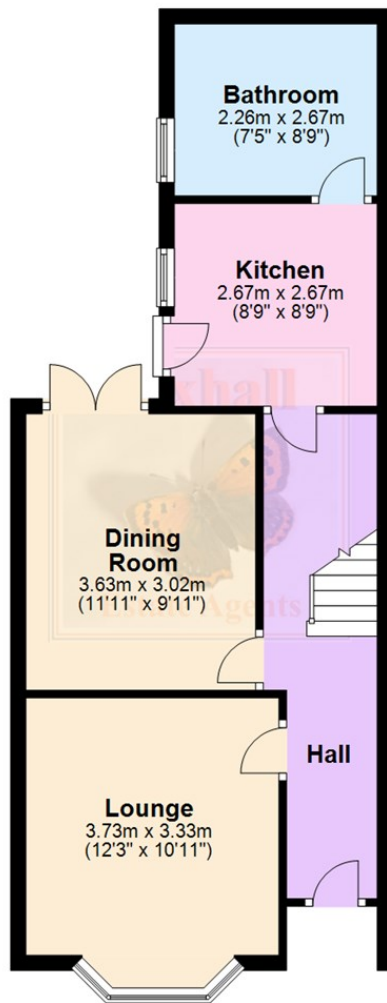
Terrain Map



Floor Plan

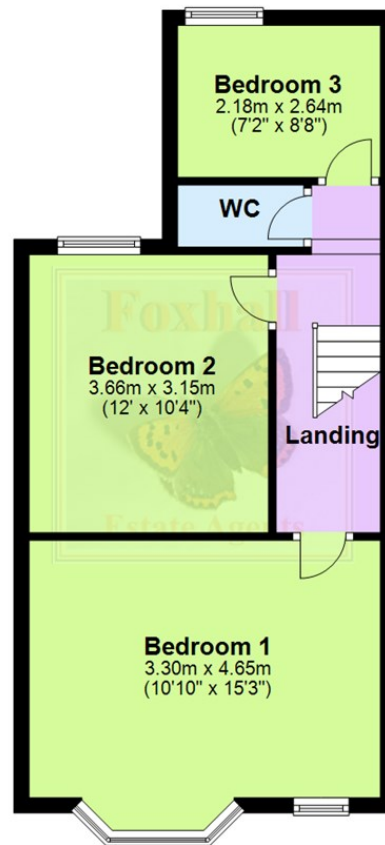
Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)

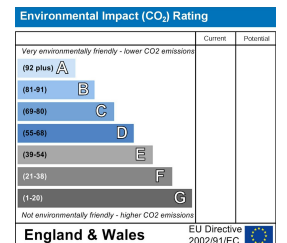
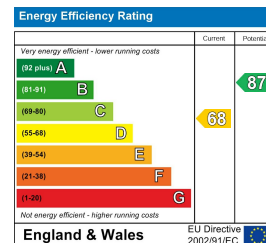


Total area: approx. 88.3 sq. metres (950.8 sq. feet)

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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