

Foxhall



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Camden Road

Ipswich, IP3 8JN

Offers over £240,000



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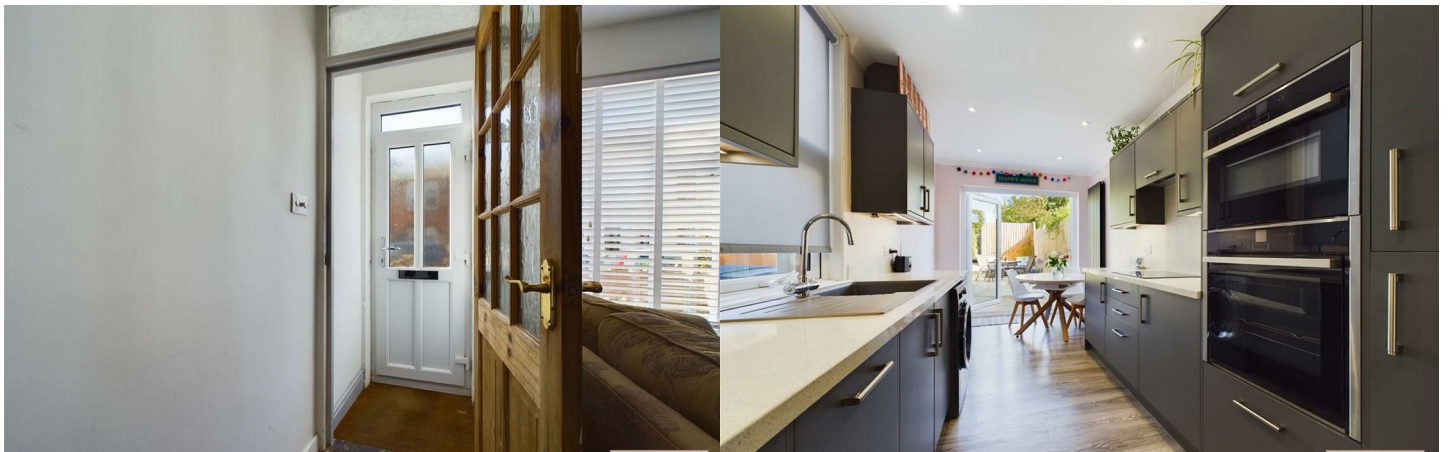
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Front Garden

Enclosed via a mid height brick wall with an iron gate for entry with a pebbled feature with a Victorian style tiled pathway to the front door.

Entrance Porch

Matted flooring, entry via a double glazed uPVC door with a single glazed door to the living and dining room.

Living Room/Dining Area

22'2" x 9'10" (6.76 x 3.01)

Double glazed window facing the front, double glazed window facing the rear, spotlights, modern fitted wall lights, two floor to ceiling modern fitted radiators, laminate vinyl flooring with a step up giving you access to a door to the stairs and a door to the kitchen area.

Kitchen

15'11" x 7'11" (4.87 x 2.42)

A modern fitted galley style kitchen with a double glazed window facing the side, double glazed French style doors to the rear, one floor to ceiling modern fitted radiator, coving, spotlights, wall and base fitted units with cupboards and drawers, double built in Neff single oven, and oven microwave, a Neff electric hob with a Bosch cooker hood above, space for a washing machine, plumbing for a slimline dishwasher, single sink bowl and drainer unit, roll top work surfaces, a built in fridge/freezer, vinyl laminate tiled flooring.

First Floor Landing

Coving, storage cupboard, doors to bedrooms one, two, three and the bathroom.

Bedroom One

9'11" x 12'3" (3.03 x 3.74)

Two double glazed windows facing the front, laminate flooring, coving, radiator.

Bedroom Two

11'10" x 7'10" (3.62 x 2.40)

Double glazed window facing the rear, radiator, coving and access to the loft.

Bedroom Three

8'6" x 5'5" (2.60 x 1.66)

Double glazed window facing the side, laminate flooring, radiator.

Bathroom

5'4" x 7'10" (1.65 x 2.41)

Double glazed obscure window to rear, extractor fan, spotlights, splashback tiling, floor to ceiling heated towel rail, laminate flooring, pedestal wash hand basin, panelled bath with hot and cold taps with a shower above, low flush WC.

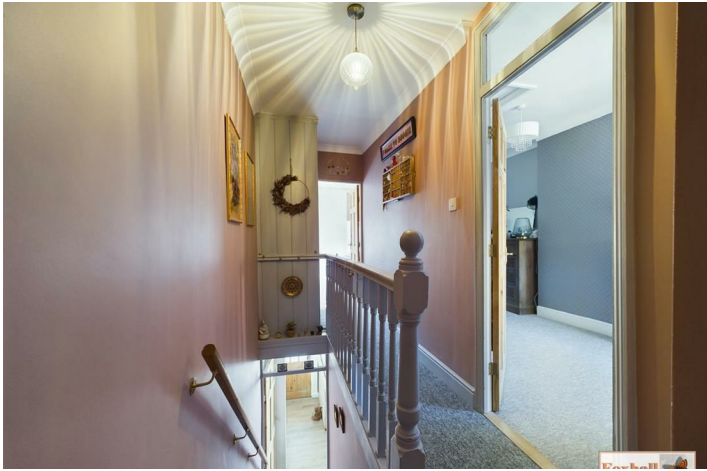
Rear Garden

Fully enclosed with panelled fencing un-overlooked 100' rear easterly facing garden with a gate for pedestrian access, power sockets, outside tap, hard standing concrete area used for seating with a panelled private area with a hot tub (negotiable) with a pathway, mostly laid to lawn with shrub border, trees and a shed to the rear.

Agents Note

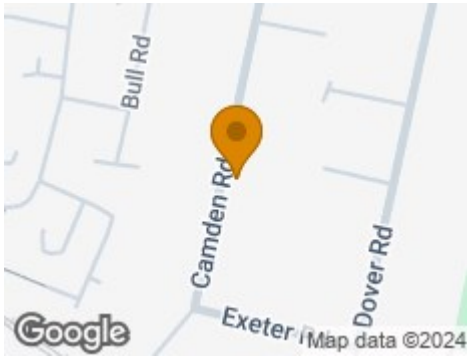
Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



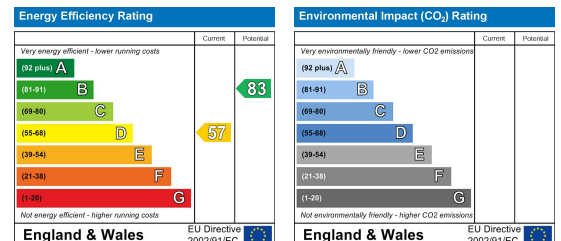
Floor Plan



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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