

# Foxhall



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## Mimas Way

West Ipswich, IP1 5EU

Guide price £250,000



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## Summary Continued

Ipswich's IP1 location offers plenty of local amenities, this particular property is within walking distance to Aldi and Morrisons supermarkets, local bus routes, easy access into the town centre and within close proximity to the A12/A14.

In the valuers opinion this turn key property requires an early viewing to not miss out.

## Front Garden

Block paved driveway with parking space right outside the front door, further allocated parking space opposite the house, path to the side, access to the rear garden and a path to the front door.

## Entrance Hallway

Entrance door into the entrance hallway, radiator, stairs up to the first floor, doors to kitchen, lounge/diner and the downstairs cloakroom, Amtico flooring

## Kitchen

10'4 x 6'2 (3.15m x 1.88m)

Comprising of wall and base units with cupboards under and work surfaces over, stainless steel 1 1/2 sink bowl drainer unit with mixer tap, cupboard housing the Potterton wall mounted combination boiler installed on 24 April 2019 and regularly serviced by British Gas, double glazed window to the front with wooden shutters, stainless Zanussi four ring gas hob with stainless steel splashback and extractor over, integrated oven, integrated fridge/freezer, integrated Zanussi dishwasher (5 weeks old), integrated Hotpoint washer/dryer (1 year old), radiator, Amtico flooring, spotlights, smoke alarm and extractor fan.

## Lounge/Dining Room

16'9 x 13'7 (5.11m x 4.14m)

Large lounge / dining room with Amtico flooring, double

glazed French doors opening out onto the rear garden with two double glazed windows either side. All of the windows and French doors have recently had bespoke wooden shutters added. Aerial point and large walk in storage cupboard under the stairs.

## Downstairs Cloakroom

Low flush WC with concealed backplate, wash hand basin, radiator, Amtico laminate flooring, double glazed obscure window to the front with fitted slatted blinds, spotlights, large inset mirror, extractor fan.

## Landing

Doors to bedroom one, bedroom two and the bathroom, loft hatch, carpet flooring, radiator.

## Bedroom One

13'5 x 10'4 (4.09m x 3.15m)

Double glazed window to the front with fitted wooden shutter, radiator, carpet flooring, large over stairs cupboard, ariel point.

## Bedroom Two

13'6 x 10'4 (4.11m x 3.15m)

Double glazed window to rear, fitted wooden blinds, fitted roller blind, ariel point, carpet, radiator, phone point and USB charging points in some of the sockets.

## Bathroom

7'1 x 6' (2.16m x 1.83m)

Panelled bath with shower over and solid shower screen, low flush W.C. with concealed back place, wash hand basin, tiled floor, part tiled walls including handy shelf, spotlights, extractor fan and heated towel rail.

## Rear Garden

15'6" x 29'10" (4.733 x 9.117)

Large decking area suitable for alfresco dining, astro



turf area and a further decking area with two outside lights, metal storage shed (to stay) approx. 3'x5', an outside tap, pedestrian gate with access round to the front.

### Parking

There are two allocated parking spaces with this property, one directly in front and one opposite. Both can be seen clearly from the front door, kitchen window and bedroom one and both are block paved.

### Agents Notes

Tenure - Freehold Managed

Council Tax Band - B

Gateway is Management Company who charge £200.00 approx. every 6 months.















## Road Map



## Hybrid Map



## Terrain Map



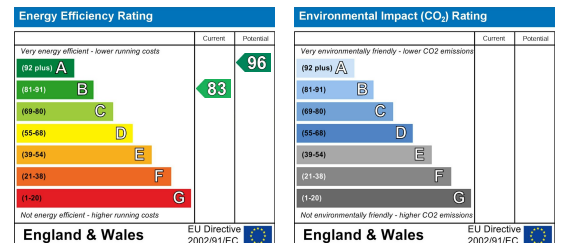
## Floor Plan



## 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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