

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Temple Road

East Ipswich, IP3 8PB

Guide price £280,000



3



1



2



E



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Front Garden

Landscaped front garden feature with shingle, block paved driveway for two cars comfortably leading to the garage, side door leading to the passageway to the rear garden and kitchen door.

Entrance Hall

Two double glazed obscure windows to the side, a double glazed obscure uPVC door to the side, laminate flooring, base level storage cupboard, floor to ceiling storage cupboard, radiator and a door to the ground floor shower room, door to lounge/dining room.

Lounge/Dining Room

22'11" x 11'2" (7.01 x 3.41)

Large double glazed window to the front, radiator x 2, access to the stairs, storage, storage opening underneath the stairs, door to dining room/bedroom three, door to the kitchen.

Kitchen

14'9" 5'6" (4.50 1.68)

Double glazed obscure window to side, double glazed obscure uPVC door to the side going out into the garden which gives you also access to the driveway, double glazed window facing the rear, wall and base units filled with cupboards and drawers, plumbing for a washing machine, space for a tumble dryer, built in electric oven, four ring electric hob with a cooker hood above, tiled splashbacks, stainless steel single sink bowl and drainer unit, space for a fridge/freezer, radiator and lino flooring.

Shower Room

7'2" x 4'11" (2.19 x 1.50)

Low flush WC, vanity wash hand basin, double glazed obscure window to the side, walk in large shower cubicle with a rainfall shower, splashback boarding, radiator, extractor fan.

Dining Room/Bedroom Three

14'10" x 7'5" (4.52m x 2.26m)

Laminate flooring, double glazed sliding patio doors to the rear and a radiator.

First Floor Landing

Double glazed window to the side, doors to bedrooms one, two and a WC, access to loft.

WC

4'11" x 4'3" (1.50 x 1.32)

Lino flooring, vanity wash hand basin, obscure double glazed window to the side, low flush WC and a wall mounted Vaillant boiler (4/5 years old, under 3 year warranty and regularly serviced).

Bedroom One

8'7" x 9'9" (2.63 x 2.98)

Double glazed window facing the rear, fitted sliding mirrored wardrobes and a radiator.

Bedroom Two

9'2" x 13'3" (2.81 x 4.04)

Double glazed windows facing the front, storage space and a radiator.

Rear Garden

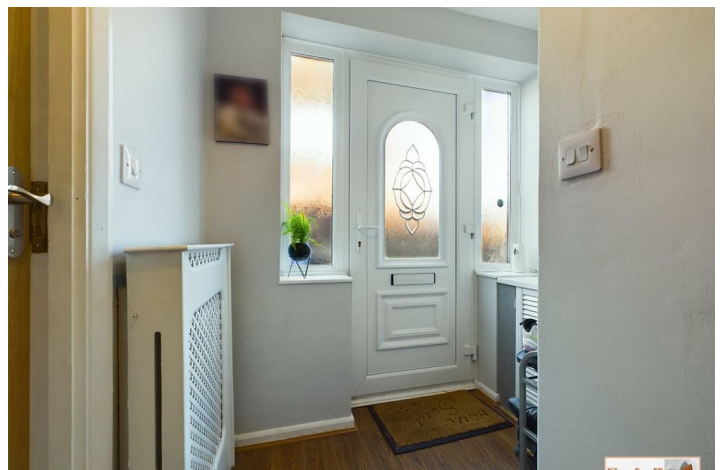
Raised patio area with steps down to a westerly facing un-overlooked fully enclosed westerly facing sunny rear garden, mostly laid to lawn with patio seating areas, bark and shingle borders with a mixture of plants, access to the side garage door.

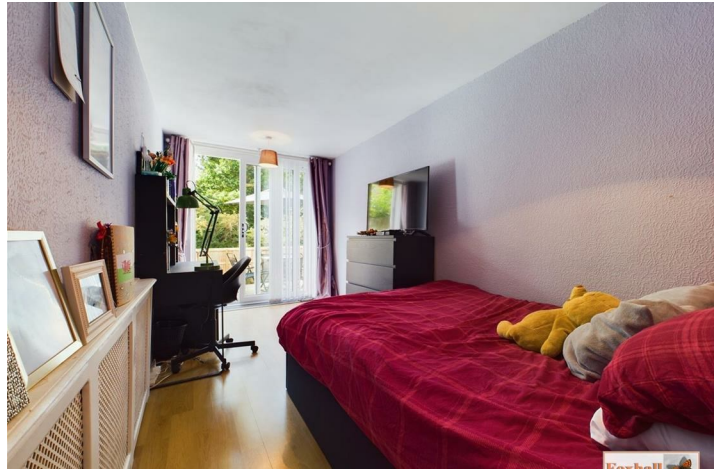
Garage

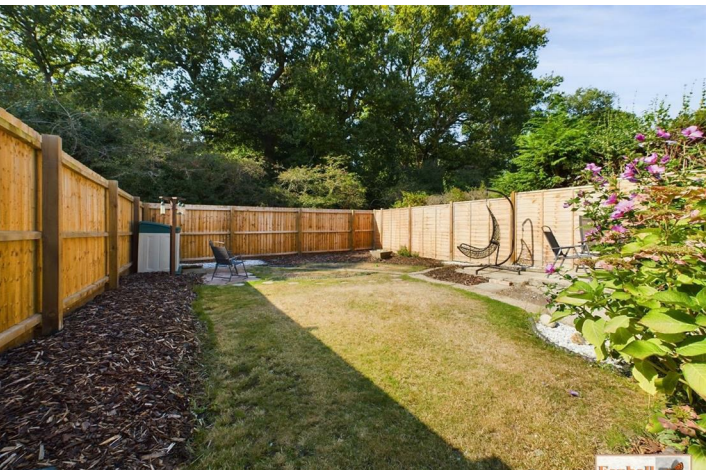
Manual up and over door, power, lighting, single glazed window to the rear and a door to the side leading to the garden.

Agents Note

Tenure Freehold
Council Tax Band C









Road Map



Hybrid Map



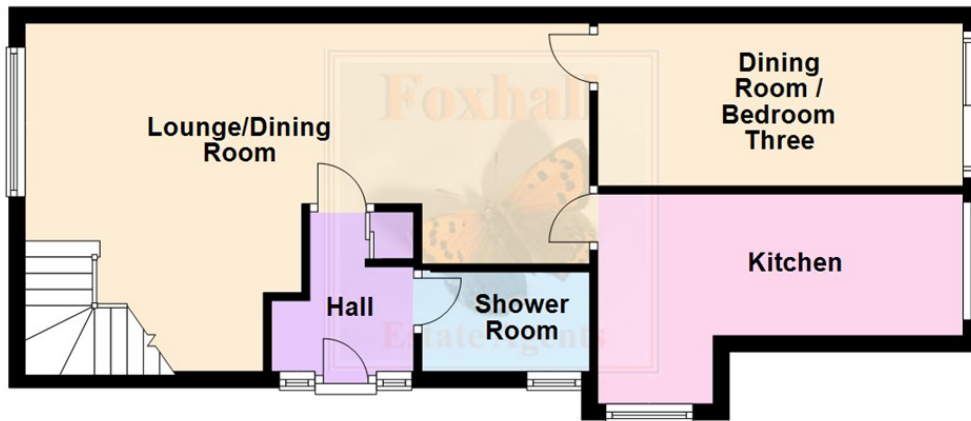
Terrain Map



Floor Plan

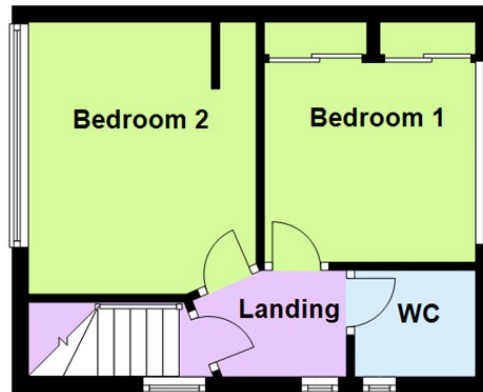
Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.6 sq. feet)

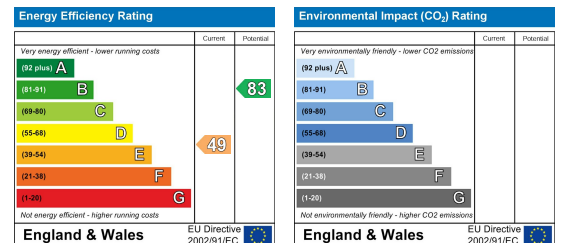


Total area: approx. 70.9 sq. metres (763.6 sq. feet)

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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