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Felixstowe Road

Ipswich, IP3 8SY

Offers in the region of £257,500



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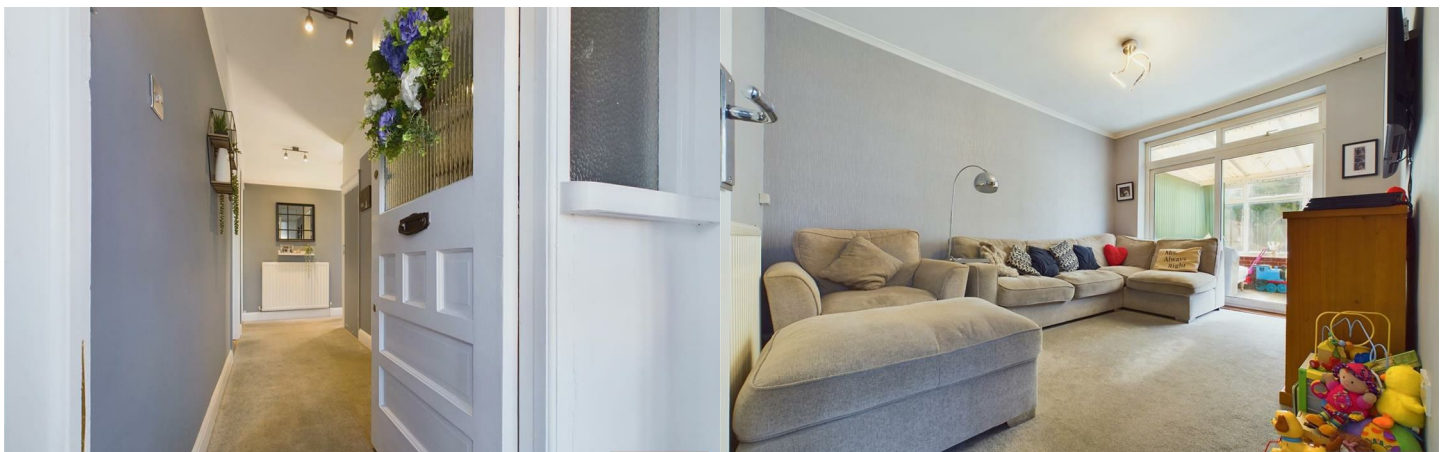
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SEMI-DETACHED BUNGALOW - OFF ROAD PARKING FOR MULTIPLE VEHICLES - SOUTH FACING REAR GARDEN - TWO DOUBLE BEDROOMS - KITCHEN/DINER - LOUNGE & CONSERVATORY - POPULAR EAST IPSWICH LOCATION - CLOSE TO AN EXCELLENT RANGE OF SHOPS & AMENITIES

Foxhall Estate Agents are delighted to offer this two bedroom semi-detached house in a popular East Ipswich location. Well located within walking distance of multiple shops, supermarkets and other amenities, there is a bus stop less than a minute walk away and the property is just a five minute drive from the A14 at Nacton.

The property itself comprises of a porch, entrance hallway, lounge, kitchen/diner, conservatory, two double bedrooms, shower room and lean to/bar. The property further benefits from off road parking for multiple vehicles and a good size south facing rear garden.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

The front garden provides ample driveway parking for up to four vehicles, is enclosed by panel fencing there is also a shingle area with established shrubs and hedging.

Entrance Porch

Wooden glazed entrance door through to entrance porch with side window and further wooden glazed door through to:

Entrance Hall

13'10" x 4'6" (4.22 x 1.39)

Doors to both bedrooms, the lounge, kitchen and shower room. Two built in storage cupboards and loft hatch with pull down ladder gives access to the loft space which is extensively insulated and partially boarded.

Bedroom One

12'4" x 10'5" (3.76 x 3.20)

Front aspect double glazed bay window, side aspect double glazed window, radiator, carpeted flooring.

Bedroom Two

11'11" x 10'5" (3.65 x 3.18)

Front aspect double glazed window, radiator, carpeted flooring.

Lounge

12'11" x 10'6" (3.95 x 3.21)

Rear aspect sliding double glazed patio door, radiator, carpeted flooring.

Conservatory

8'3" x 7'0" (2.53 x 2.14)

Double glazed conservatory with side aspect double glazed French doors opening out onto the garden.

Shower Room

Side aspect double glazed obscure window, corner shower cubicle with Triton T80 shower, pedestal wash basin, low level W.C, radiator, tiled walls, tiled floors.

Kitchen/Diner

15'2" x 10'0" (4.64 x 3.05)

Base and eye level units, round edge worktops, integrated AEG electric oven, integrated AEG microwave, integrated AEG four ring gas hob, integrated stainless steel sink and drainer, space for a fridge freezer, space and plumbing for a washing machine. Wall mounted Valiant boiler, laminate flooring, rear aspect double glazed window, side aspect door to the lean to.

Lean To/Bar

9'6" x 5'5" (2.91 x 1.66)

Single glazed windows, the rear facing of which are removable, side aspect part glazed door to the garden. Carpeted flooring, power and light.

Rear Garden

47' x 33' (14.33m x 10.06m)

The rear garden is southerly facing and totally unoverlooked from the rear. Enclosed to panel fencing it is mainly laid to lawn with a decking area next to the conservatory.

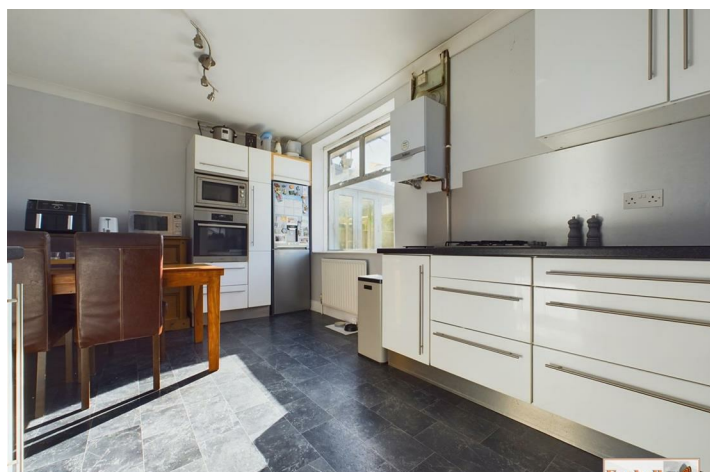
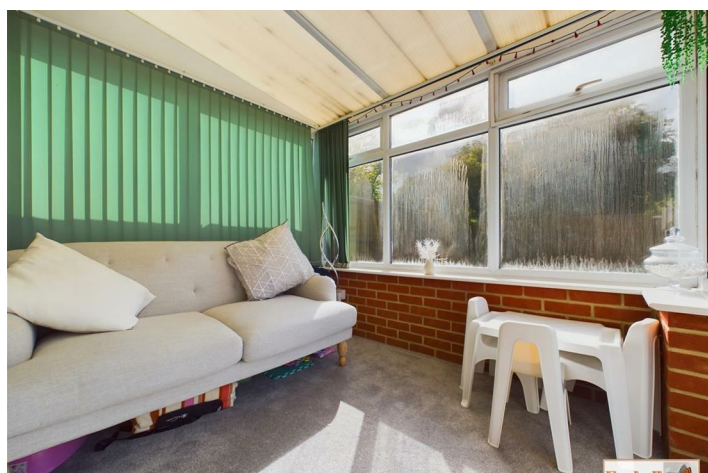
Side Garden

There is a paved area, a timber shed and enclosed storage area, accessed via a pedestrian gate from the front. There is ample room at the side of the bungalow making it ideal potential for further extension or for the ability to install double gates and parking for caravan/motor-home, etc or additional fully enclosed parking/potential even for the construction of a garage.

Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



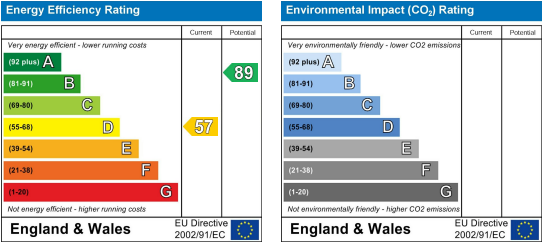
Floor Plan



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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