

Foxhall



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Hutland Road

East Ipswich, IP4 4EZ

Price £165,000



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OFFERED WITH NO ONWARD CHAIN - TWO BEDROOM END OF TERRACE HOUSE - ENTRANCE PORCH - POPULAR EAST IPSWICH LOCATION - LOUNGE - CLOSE TO LOCAL AMENITIES GOOD SCHOOL CATCHMENTS (SUBJECT TO AVAILABILITY) - SEPARATE DINING ROOM - KITCHEN - DOUBLE GLAZED WINDOWS - GAS CENTRAL HEATING - GROUND FLOOR SHOWER ROOM

Foxhall Estate Agents are delighted to offer for sale with no onward chain this two bedroom end of terrace house situated in Ipswich's popular east Ipswich area.

The property offers an entrance porch, lounge, separate dining room, kitchen, ground floor shower room, two bedrooms, en-suite bathroom and a north west facing rear garden.

With the property being in the east Ipswich area it offers plenty of local amenities, good school catchments (subject to availability), local bus routes to Ipswich town centre.

In the valuer's opinion an early internal viewing is highly advised as to not miss out.

Front Garden

Enclosed via a mid height brick wall with a short step up to a pathway that leads to the front door, mainly laid with slate shingle.

Entrance Porch

Entry via a double glazed uPVC door with two obscure

double glazed windows to the side, tiled flooring and a door to the lounge.

Lounge

11'4" x 11'3" (3.47 x 3.45)

Double glazed window facing the front and a radiator with a door through to the inner lobby.

Inner Lobby

Access to the stairs, door into the dining room.

Dining Room

11'5" x 11'4" (3.48 x 3.46)

Under stair cupboard, double glazed window facing the rear, radiator, door to the kitchen.

Kitchen

12'9" x 6'5" (3.90 x 1.98)

Wall and base fitted units with cupboards and drawers, space for a fridge freezer, space for an oven, spotlights, radiator, double glazed door to the side going out into the garden, double glazed window facing the side, wall mounted extractor fan, door to the ground floor shower.

Shower Room

5'11" x 6'3" (1.82 x 1.91)

Double glazed obscure window to the side, wall mounted wash hand basin with hot and cold taps, plumbing for what looks like a washing machine, spotlights, low flush WC, radiator, step in corner shower cubicle.

First Floor Landing

Access to the loft which has no ladder, no boarding and no lighting.

Bedroom One

11'5" x 11'5" (3.48 x 3.49)

Double glazed window facing the rear, radiator, door to en-suite bathroom.

En-Suite

8'11" x 6'6" (2.73 x 1.99)

Double glazed obscure window facing the rear, radiator, pedestal wash hand basin with a hot and cold tap, low flush WC, panel bath with a mixer tap and a shower attachment over with splashback boarding, cupboard housing a regularly serviced Vaillant combi boiler.

Bedroom Two

11'5" x 11'4" (3.48 x 3.46)

Double glazed window facing the front, built in wardrobe, radiator.

Rear Garden

The rear garden is currently missing a few fence panels however these are going to be replaced by the Vendor once this has been done it will be a fully enclosed north west facing garden with a pathway.

Agents Note

Tenure - Freehold

Council Tax Band - A





Road Map



Hybrid Map



Terrain Map



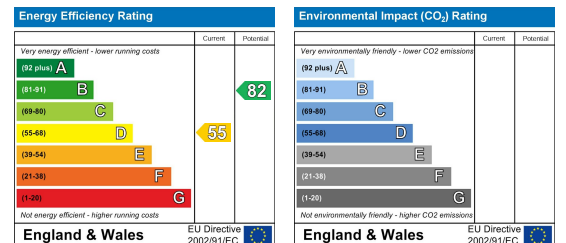
Floor Plan



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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