

Foxhall



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Waveney Road

North / West Ipswich, Ipswich, IP1 5DG

Guide price £210,000



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Front Garden

Half height brick wall border, laid to gravel with a gate and path to the double glazed uPVC front door.

Entrance Hallway

Doors to the lounge/diner, kitchen and WC, stairs to the first floor, tiled flooring and radiator.

Lounge/Diner

15'8" x 13'5" (4.80 x 4.11)

Rear aspect double glazed French doors to the garden, two radiators, tiled flooring.

Kitchen

11'6" x 6'1" (3.53 x 1.87)

Base and eye level units, round edge worktops, tiled splashbacks, integrated fridge/freezer, integrated electric oven with integrated gas hob with stainless steel extractor over, integrated stainless steel sink and drainer, space for a washing machine, front aspect double glazed window, radiator, tiled flooring.

W.C

Low level WC, vanity wash basin with tiled splashback, radiator, tiled flooring, wall mounted Worcester boiler (installed 2023).

Landing

Doors to both bedrooms and the bathroom, loft access, carpeted flooring.

Bedroom One

10'4" x 13'3" (3.15 x 4.06)

Two front aspect double glazed windows, carpeted flooring, radiator.

Bedroom Two

9'6" x 13'5" (2.91 x 4.10)

Rear aspect double glazed window, carpeted flooring, radiator.

Bathroom

Panel bath with glass shower screen and stainless steel mixer taps, pedestal wash hand basin, low level WC, radiator, extractor fan, tiled flooring and tiled walls.

Rear Garden

Enclosed by panel fencing with gated rear access, patio area, gravel border and the remainder being laid to lawn.

Parking

Accessed via electronic gates the house comes with one parking space, there is unrestricted street parking to the front.

Agents Note

Tenure - Freehold
Council Tax Band B







Road Map



Hybrid Map



Terrain Map



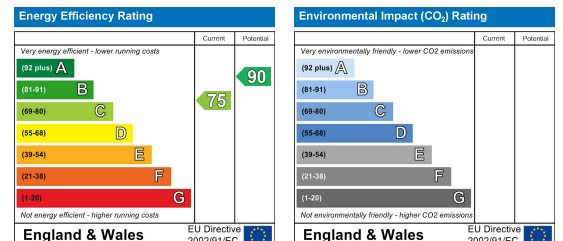
Floor Plan



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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