

Foxhall



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Waveney Road

North / West Ipswich, Ipswich, IP1 5DG

Offers over £200,000



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SECURE OFF ROAD PARKING - UPSTAIRS BATHROOM & DOWNSTAIRS W.C - TWO DOUBLE BEDROOMS - OPEN PLAN LOUNGE/DINING ROOM - EASY ACCESS TO A12/14 AND LOCAL AMENITIES - PRIVATE LOW MAINTENANCE REAR GARDEN - NEW COMBI BOILER 2023

Foxhall Estate Agents are delighted to offer for sale this well proportioned two bedroom semi-detached house situated in a quiet cul-de-sac on the popular North/West side of Ipswich. The property is conveniently located for Ipswich Town Centre and Waterfront to the South and the A14/12 a few minutes drive away at Sroughton. It is also well located for easy access to Anglia Retail Park at Whitehouse, multiple shops at Sroughton and the villages to the West of Ipswich.

The property comprises of an entrance hall, kitchen, lounge/diner, downstairs w.c, upstairs landing, two good sized double bedrooms, modern bathroom and secure rear garden. Further benefiting secure off road parking space and unrestricted on street parking on the road.

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

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



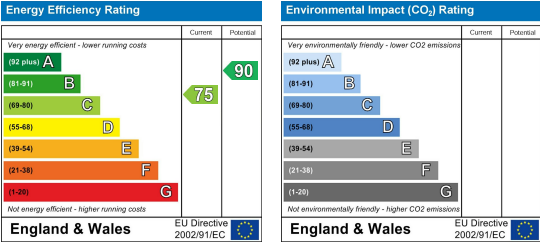
Floor Plan



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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