

# Foxhall



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## Rectory Road

Ipswich, IP2 8EQ

Offers in excess of £190,000



3



1



2



E



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## Entrance Hall

Entry via a single glazed wooden door facing the front with a stained glass feature window above, radiator, door to the dining room, door to the lounge, access to the stairs.

## Lounge

Single glazed sash window facing the front, radiator, natural wood flooring, open fireplace inset into the chimney breast with bare brick feature and concrete base, storage and fixed shelving.

## Dining Room

Single glazed sash window facing the rear, radiator, natural wood flooring, two storage cupboards and the understairs storage cupboard, double internal wooden doors to the lounge and a door to the kitchen.

## Kitchen

Wall and base units with cupboards and drawers, stainless steel single sink bowl and drainer unit, single glazed sash window facing the side, single glazed door to the side going out into the garden, feature floor to ceiling vintage style radiator, space for a fridge freezer, space for an oven, plumbing for what the valuer believes to be a dishwasher, tiled splashback and flooring, spotlights, and access the rear lobby.

## Rear Lobby

Giving you access to plumbing for a washing machine, space for a tumble dryer with a single glazed window to the side, tiled flooring and a door to the bathroom.

## Bathroom

Double glazed window facing the side, low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer taps and a shower attachment over, tiled flooring and splashback, radiator, extractor fan.

## First Floor Landing

Storage space, access to the loft, doors to bedrooms one, two and three.

## Bedroom One

Two single glazed sash windows facing the front, natural wood flooring, radiator, and a storage cupboard with shelving.

## Bedroom Two

Single glazed sash window facing the rear giving you access to a wonderful view towards Ipswich's waterfront. storage cupboard which houses a combi Baxi boiler (which is regularly serviced), natural wood flooring and a radiator.

## Bedroom Three

Two single glazed sash windows to the rear giving you a beautiful view towards Ipswich's waterfront, two small storage cupboards built into a window seat and a radiator.

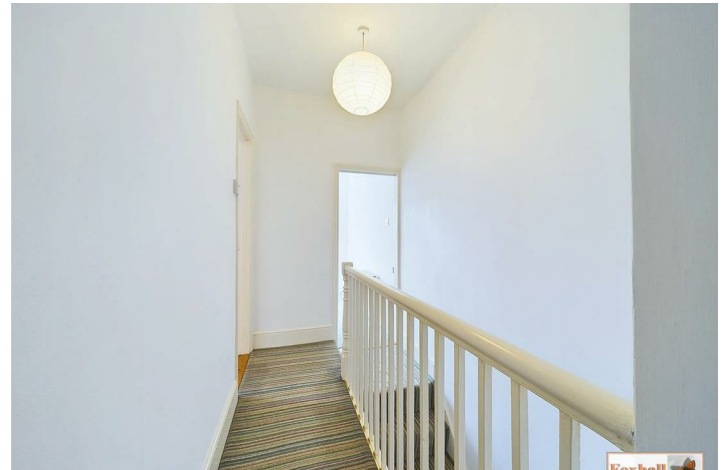
## Rear Garden

An un-overlooked fully enclosed rear garden enclosed via panel fencing, mostly laid to concrete with some shingle areas, outside tap and a side gate to the pedestrian passageway.

## Agents Note

Tenure - Freehold  
Council Tax Band - A







## Road Map



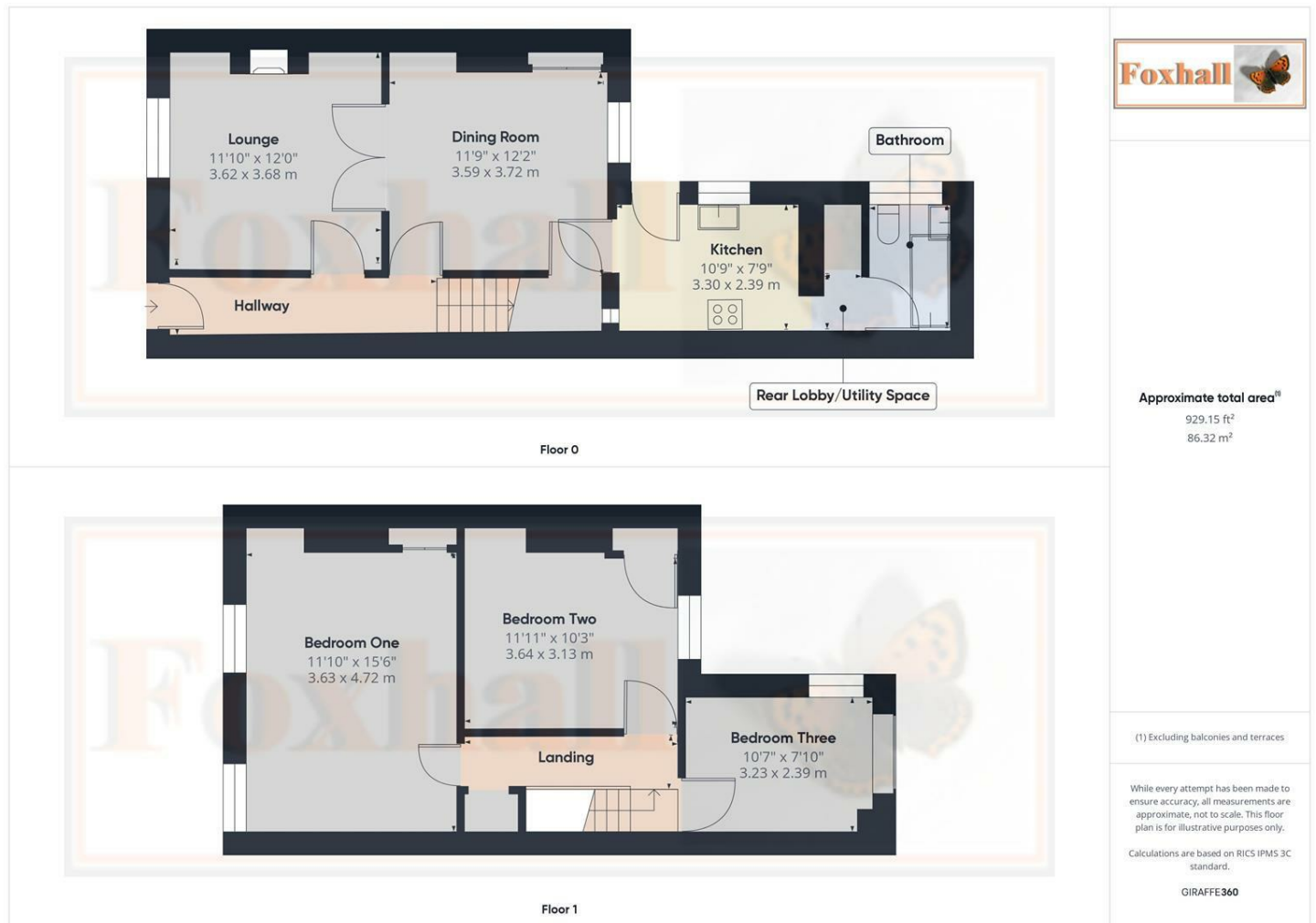
## Hybrid Map



## Terrain Map



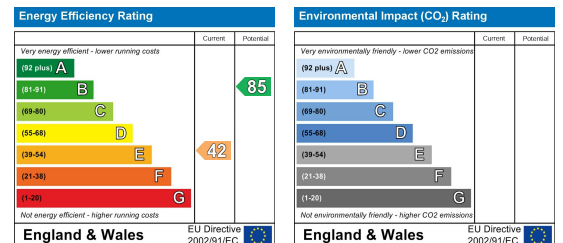
## Floor Plan



## 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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