

Foxhall



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King Edward Road

East Ipswich, Ipswich, IP3 9AN

Offers over £230,000



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Front Garden

Enclosed front garden via a mid height brick wall with a Victorian style tiled pathway to the front door with a mixture of shrubs and trees with a pedestrian side passage down the right hand side of the property giving you access into the garden via a gate.

Entrance Hallway

Entry via a single glass panelled wooden front door with a single glass window above, radiator, picture rails, access to the stairs and doors to the lounge and dining room.

Lounge

13'11" x 10'0" (4.25 x 3.06)

Two single glazed sash windows, radiator, high picture rails, feature gas fire with a stone base and a wooden mantel with feature tiles (that has currently been disconnected).

Dining Room

12'0" x 10'5" (3.68 x 3.18)

Single glazed double wooden doors going out into the garden, radiator, under stairs cupboard, high picture rails, feature fire (which is currently blocked off) with a tiled base and surround and a door to the kitchen.

Kitchen

8'11" x 8'0" (2.73 x 2.44)

Double glazed windows to the side, double glazed door to the side going out to the garden, wall and base fitted units with cupboards and drawers, integrated slimline dishwasher, stainless steel single sink bowl and drainer unit, built in electric oven with a gas hob and a cooker hood above, tiled splashbacks, access to the rear lobby/utility space, tiled flooring, wall mounted Vaillant

boiler which is roughly 20 years old and regularly serviced.

Utility Room

5'2" x 2'6" (1.58 x 0.78)

Single glazed window facing the rear, tiled flooring, worksurface, plumbing for a washing machine, door to the ground floor shower room, tiled splashback.

Ground Floor Shower Room

4'11" x 5'1" (1.51 x 1.56)

Double glazed window facing the side, extractor fan, low flush WC, pedestal wash hand basin with mixer taps, step in corner shower cubicle, fully tiled walls and floor, radiator.

First Floor Landing

High picture rails, storage cupboard, radiator, access to loft which according to the vendor is boarded has a ladder and light, doors to bedrooms one, two and three and the first floor bathroom.

Bathroom

5'6" x 5'2" (1.70 x 1.60)

Half obscure single glazed sash window facing the side, panel bath with hot and cold taps, pedestal wash hand basin with hot and cold taps and a Victorian style high pull flush toilet, access to a separate smaller loft which is unused, tiled splashback, coving, tiled flooring and a radiator.

Bedroom One

14'0" x 13'4" (4.28 x 4.08)

Two single glazed sash windows facing the front towards Murray Park situated in a bay, high picture rails, feature unused fireplace and a radiator.

Bedroom Two

12'1" x 8'0" (3.70 x 2.44)

Single glazed sash window facing the rear, high picture rails and a radiator.

Bedroom Three

8'8" x 8'0" (2.66 x 2.45)

Single glazed sash window facing the rear, radiator, high picture rails.

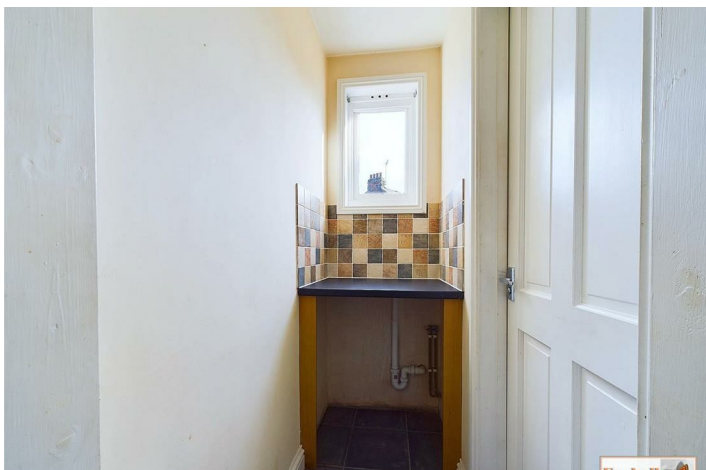
Rear Garden

Fully enclosed easterly facing rear garden with a patio area, block paved pathway leading towards an insulated shed with power and lighting, shrub and tree borders with a side gate leading towards pedestrian access and an outside tap.

Agents Note

Tenure - Freehold

Council Tax Band - B







Road Map



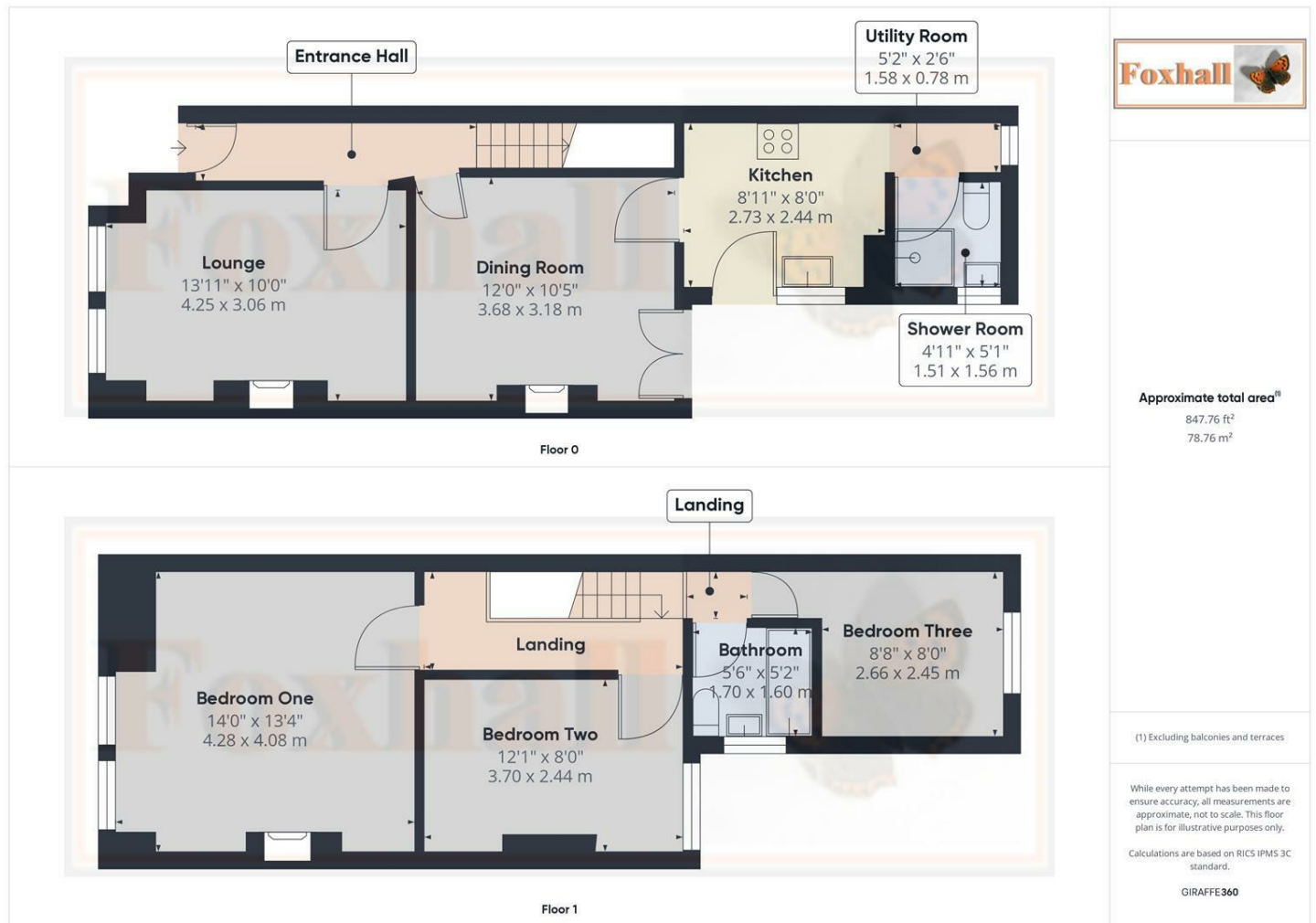
Hybrid Map



Terrain Map



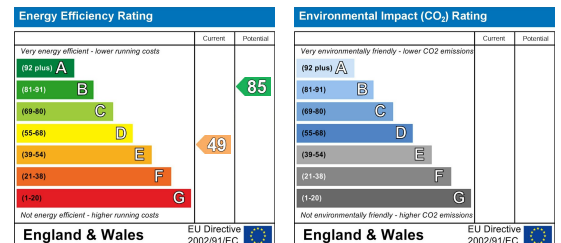
Floor Plan



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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