

# Foxhall



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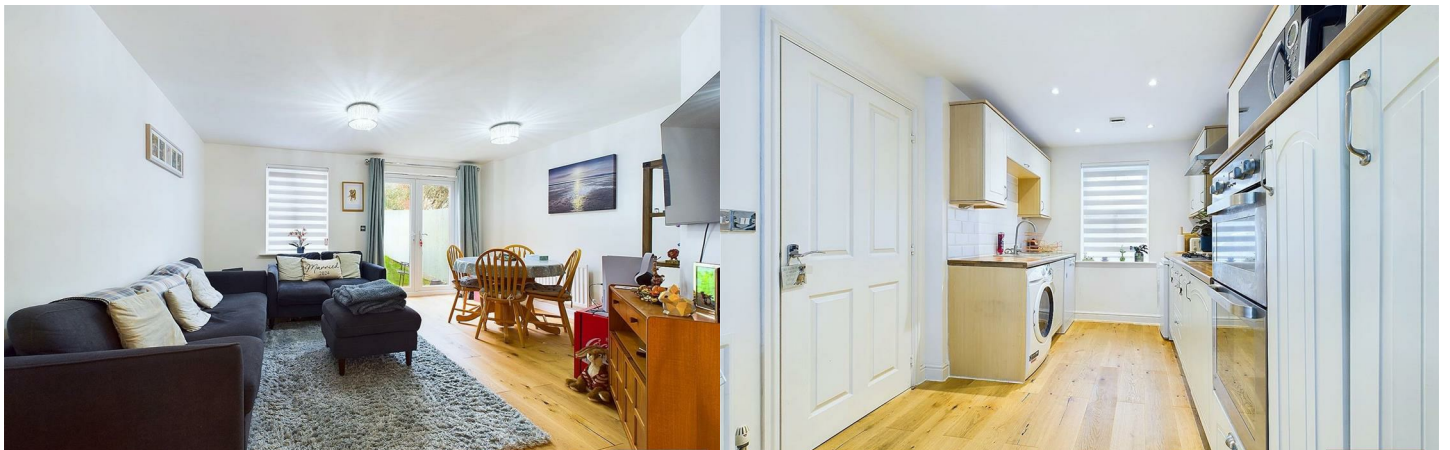
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## Fulham Way

West Ipswich, IP1 4FD

Offers over £245,000





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## Front Garden

Off road parking for one large car comfortably or two smaller vehicles, steps up to the front door and side access down a pedestrian walkway leading to a back gate going into the rear garden with a mixture of lawn, shrubs, plants and flowerbed borders as well as an outside tap.

## Entrance Hallway

Entry via an obscure double glazed door facing the front, laminate flooring, access to the stairs, a radiator, an understairs cupboard and a downstairs cloakroom/W.C and access to the open plan lounge / kitchen and dining area.

## Cloakroom / W.C.

Laminate flooring carried on from the hallway, spotlights, an extractor fan, a radiator, vanity wash hand basin, low flush W.C.

## Open Plan Lounge / Kitchen / Dining Area

26'1" x 8'2" (7.97 x 2.50)

Double glazed window facing the front, double glazed window facing the rear, double glazed French uPVC style doors to the rear going out into the garden, laminate flooring, spotlights.

Kitchen - wall and base fitted units with cupboards and drawers, plumbing for a washing machine, plumbing for a dishwasher, integrated fridge and space for a freezer, stainless steel one and a half sink bowl and drainer unit with a mixer tap, tiled splashbacks, gas hob with a cooker hood above with a glass splashback, an integrated electric double oven.

Lounge - two radiators and plenty of space for dining.

## First Floor Landing

Double glazed window facing the front, radiator, doors to the airing cupboard which houses an Ideal boiler and the water tank, bathroom, bedrooms two and three and stairs to the second floor.

## Bedroom Two

13'5" x 8'1" (4.09 x 2.48)

Double glazed window facing the rear, radiator and built in wardrobes.

## Bedroom Three

10'4" x 8'1" (3.15 x 2.47)

Double glazed window facing the front, radiator.

## Bathroom

Double glazed obscure window to rear, extractor fan, spotlights, panel bath with mixer taps with a waterfall shower over, vanity wash hand basin, low flush W.C., a floor to ceiling radiator, tiled splashback and tiled flooring.

## Second Floor Landing

Door to bedroom one.

## Bedroom One

17'5" x 9'3" (5.32 x 2.83)

Double glazed window facing the front and two double glazed Keylighte sky lights, built in wardrobes, access to the loft, radiator, door to the en-suite shower room.

## En-Suite Shower Room

Double glazed Keylighte sky light, low flush W.C., vanity wash hand basin, step in shower cubicle with a waterfall shower and separate shower attachment head, standing electric heated towel rail in Victorian style, tiled splashbacks, tiled flooring, extractor fan and spotlights, shaver point.

### Rear Garden

Fully enclosed north east facing garden with a patio, mostly laid to lawn with a shed and side access to pedestrian walkway to the front of the property.

### Agents Note

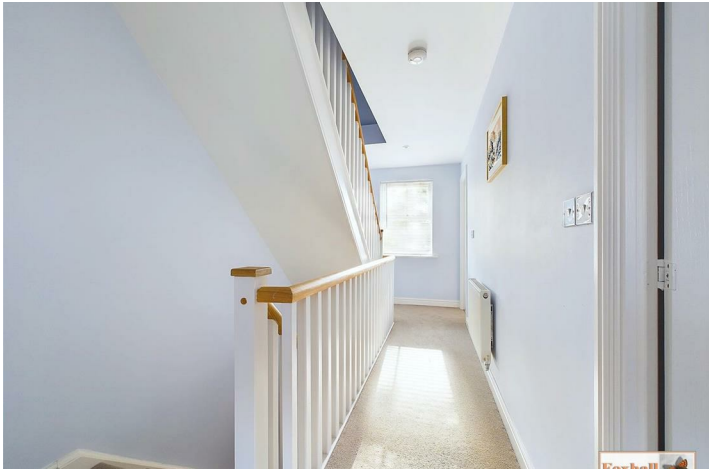
Tenure - Freehold

Council Tax Band - C

Please note there is also a service charge of £125 per annum













Road Map



Hybrid Map



Terrain Map



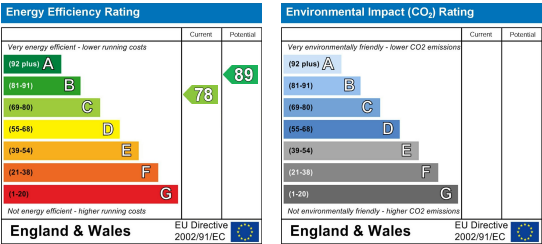
Floor Plan



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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