

Foxhall



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Murray Road

East Ipswich, IP3 9AH

Guide price £220,000



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Front Garden

A wall and attractive railings leading to an original chequerboard tiled path, lawned area with borders all around packed with beautiful mature plants and bulbs leading to the front door. There is also access to the rear garden via a shared alleyway to the side, allowing easy access for putting the bins out, etc.

Entrance Porch

uPVC and obscure glazed door into the porch. The porch has original chequerboard tiles and a light.

Entrance Hallway

Wooden glazed door into the entrance hallway, carpet flooring, high skirtings, a storage heater and stairs to the first floor and door to the lounge / diner.

Lounge / Diner

10'7" x 13'3" into the bay and 10'7" x 12'2" (3.227 x 4.060 into the bay and 3.227 x 3.723)

Lounge - double glazed bay window to the front, high skirtings, wall lights, feature electric inset fireplace (to stay) with wood surround and a marble hearth, a storage heater, aerial point and an obscure glazed window where the original door was so if new owners wanted to re-instate this door and close this particular room off into a lounge and separate dining room there is the possibility. Archway through to dining area.

Dining area - storage heater, double glazed window to the rear, carpet flooring, high skirting, cupboard under the stairs with plenty of storage and a door to the kitchen.

Kitchen

10'6 x 8'7 (3.20m x 2.62m)

Comprising of wall and base units with cupboards and drawers under work surfaces over, Asterite sink bowl

drainer unit with a mixer tap over, two double glazed windows to the side and the rear, a pedestrian uPVC obscure glazed door to the side, plumbing and space for a washing machine (Currently a Hoover - to stay), space for an electric cooker (Currently an Indesit - to stay), space for a full height fridge / freezer, carpet flooring, separate built in small storage cupboard, tiling on all the walls, coving, strip light and door through to the rear lobby.

Rear Lobby

Walk in larder cupboard with a window to the side and door to the bathroom.

Bathroom

7' x 4'11 (2.13m x 1.50m)

Panelled bath, pedestal wash hand basin, low flush WC, obscure double glazed window to the side with an extractor fan, wall mounted heater (not tested), an electric towel rail and a shaver point, carpet flooring, splashback tiling throughout.

First Floor Landing

Doors to bedrooms one, two and three, carpeting, high skirting boards and a large built in storage cupboard.

Bedroom One

15' x 11'8 (4.57m x 3.56m)

High skirting boards, electric storage heater, coving, two double glazed windows to the front overlooking Murray Park recreation ground, carpet flooring.

Bedroom Two

12' x 9'3 (3.66m x 2.82m)

Double glazed window to the rear, electric storage heater, high skirting boards, coving and carpet flooring.

Bedroom Three

10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to the rear, carpet flooring, high skirtings.

Rear Garden

72'6 x 17'4 (22.10m x 5.28m)

A large patio area suitable for alfresco dining, non-overlooked, outside tap, outside light, pathway leading to the rear of the garden, lawned area with mature hedging and planting on both sides.

At the rear of the garden which is set to an allotment style with two small sheds (to stay) again with a good amount of mature planting and a pedestrian gate with access through to the front.

Murray Park

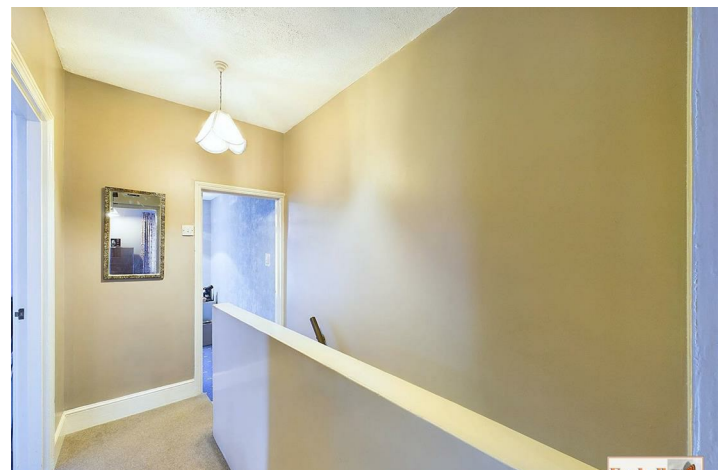
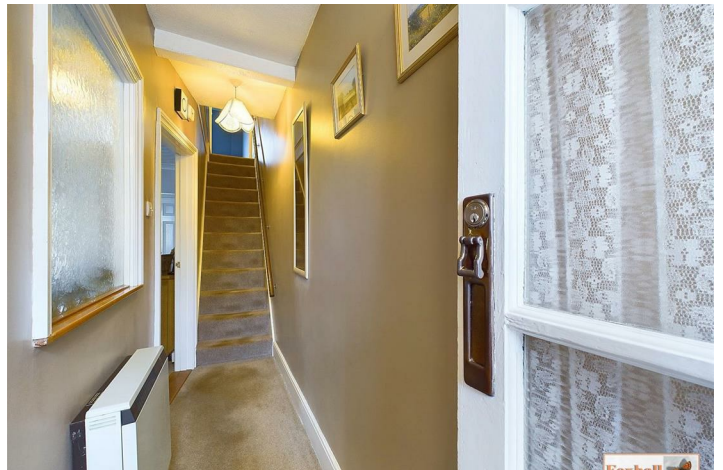
The property looks at Murray Park recreational area which is a massive asset to the properties in this area being great for children, dogs, cyclists and walkers alike. There is a tennis court and children's play area and an active website and working group to ensure that the park is kept well for everyone.

Agents Note

Tenure - Freehold

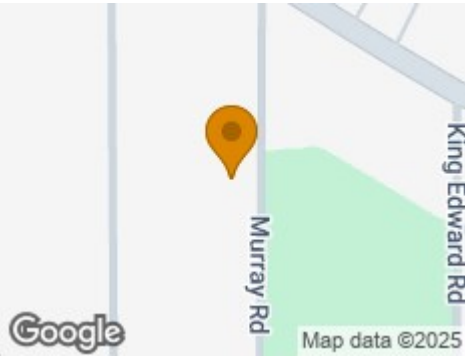
Council Tax Band B







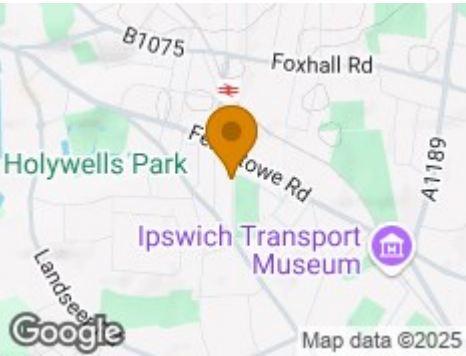
Road Map



Hybrid Map



Terrain Map



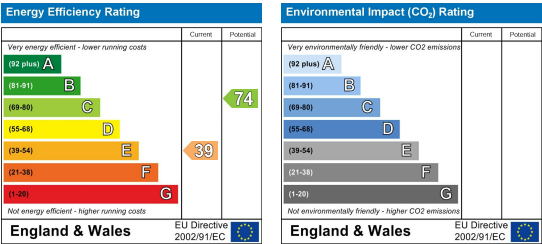
Floor Plan



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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