

# Foxhall



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## St. Augustine Road

Broke Hall, Ipswich, IP3 8PT

Asking price £375,000



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## Front Garden

The front garden provides off road parking with lawned area to the side, slate chippings in front of the bungalow. Gated side access leads around to the rear.

## Entrance Hall

Recessed entrance porch with obscure double glazed door to entrance hall, radiator, access to loft, meter cupboard and doors to:

## Bedroom One

14'3 into bay x 10'5 (4.34m into bay x 3.18m)

Double glazed bay window to the front, radiator, built in pine wardrobe with top cupboard, picture rail.

## Bedroom Two

11'3 into bay x 10'6 (3.43m into bay x 3.20m)

Double glazed bay window to the front, radiator and picture rail.

## Bedroom Three

10'8 x 7'6 (3.25m x 2.29m)

Double glazed window to the side and radiator.

## Bathroom

7'6 x 6'8 (2.29m x 2.03m)

Independant shower cubicle with rainfall overhead shower and light above, corner bath with mixer shower attachment, wash basin with mixer and cupboards under, low level W.C, tiling to walls, obscure double glazed window to the side and radiator, towel rail and extractor fan.

## Kitchen/Diner

15'4 x 10'7 (4.67m x 3.23m)

Comprising butler style sink with cupboard under. Range of granite style work surfaces with drawers cupboards

and appliance space under, wall mounted cupboards over with under unit lighting, built in dishwasher, down lighters, built in pantry with plumbing for washing machine and wall mounted boiler door to Lounge and through to DINING AREA radiator, double glazed window to the rear, double glazed door to the outside, door to

## Lounge

15'6 x 10'7 (4.72m x 3.23m)

Radiator, obscure double glazed window to the side and double glazed patio doors to outside.

## Rear Garden

The rear garden is enclosed by timber fencing with a large patio area ideal for entertaining with further shingled area and pathway leading to the lawned area. To the rear is an outbuilding with power and lighting. The rear garden is approx 100' deep.

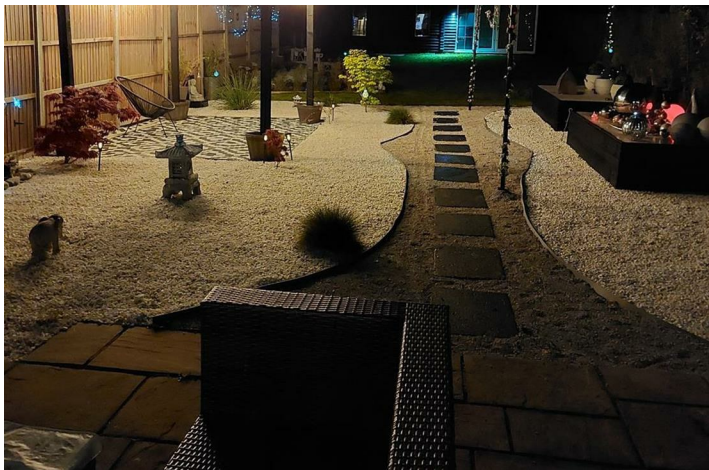
## Agents Note

Tenure - Freehold

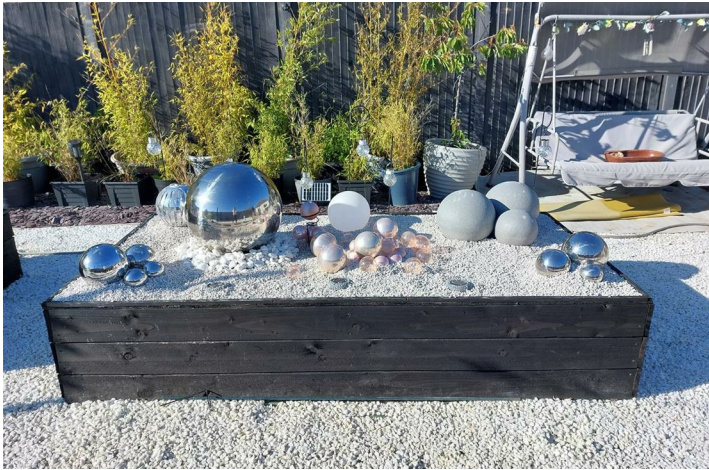
Council Tax Band - C

















Road Map



Hybrid Map



Terrain Map



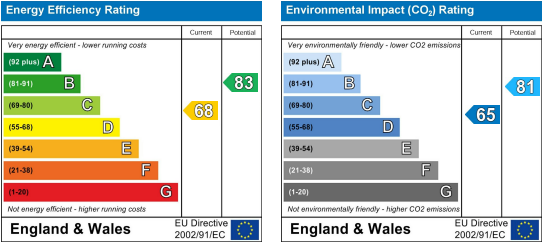
Floor Plan



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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