

Foxhall



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Queensland

Shotley Peninsula, Ipswich, IP9 1NE

Guide price £200,000



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Front Garden

Off road parking for at least two cars if more, screened hardstanding which can either be used as a patio or further parking for a multitude of vehicles. The front garden itself is screened by a hedge, laid to lawn and has mature planting.

Porch

Double glazed door into the porch, vinyl flooring and door into the entrance hall.

Entrance Hall

Doors to bedrooms one, two, three, lounge and the bathroom, loft hatch, phone point.

Lounge

13'5" x 10'11" (4.10 x 3.33)

Carpet flooring, feature fireplace with an electric fire, wooden mantelpiece and hearth, radiator, glazed window to the rear, carpet flooring, panelling, cupboard housing the water tank with shelving and storage, two radiators, door to.

Kitchen and Larder

7'4" x 13'8" (2.24 x 4.17)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, stainless steel sink bowl drainer unit, glazed window to the front, carpet flooring, splashback tiling, radiator, strip light, electric fuse board, door into the larder cupboard, rear door into rear lobby.

Larger cupboard - storage and a glazed window to the front.

Bedroom One

10'4" x 13'7" (3.17 x 4.15)

Radiator, carpet flooring, glazed window to the rear, panelling.

Bedroom Two

10'5" x 10'4" (3.18 x 3.15)

Radiator and carpet flooring, panelling and glazed window at the front.

Bedroom Three

10'4" x 7'4" (3.15 x 2.24)

Radiator, glazed window to the rear, panelling, carpet flooring.

Bathroom

7'3" x 4'8" (2.23 x 1.44)

Panelled original bath, electric Triton shower over (not tested), low flush W.C., pedestal wash hand basin, splashback tiling, vinyl flooring, radiator, glazed window to the front, Dimplex wall mounted heater (not tested).

Outside Storage Room

5'0" x 3'1" (1.54 x 0.94)

Wallstar mounted oil boiler which has been serviced yearly.

Rear Garden

33'11" x 47'2" (10.349 x 14.4)

Fully enclosed rear garden with some hedge screening, mainly laid to lawn, pathway to the rear, 1000 ltr oil tank, open access to the front.

Rear Porch and Storage Room

4'5" x 3'0" / 4'10" x 3'0" (1.36 x 0.93 / 1.48 x 0.92)

Double glazed door into the rear lobby, door to outside cupboard / previous W.C, glazed window to the side.

Agents Note

Tenure - Freehold

Council Tax Band B

Subject to Probate being granted

Cash buyers only due to construction





Road Map



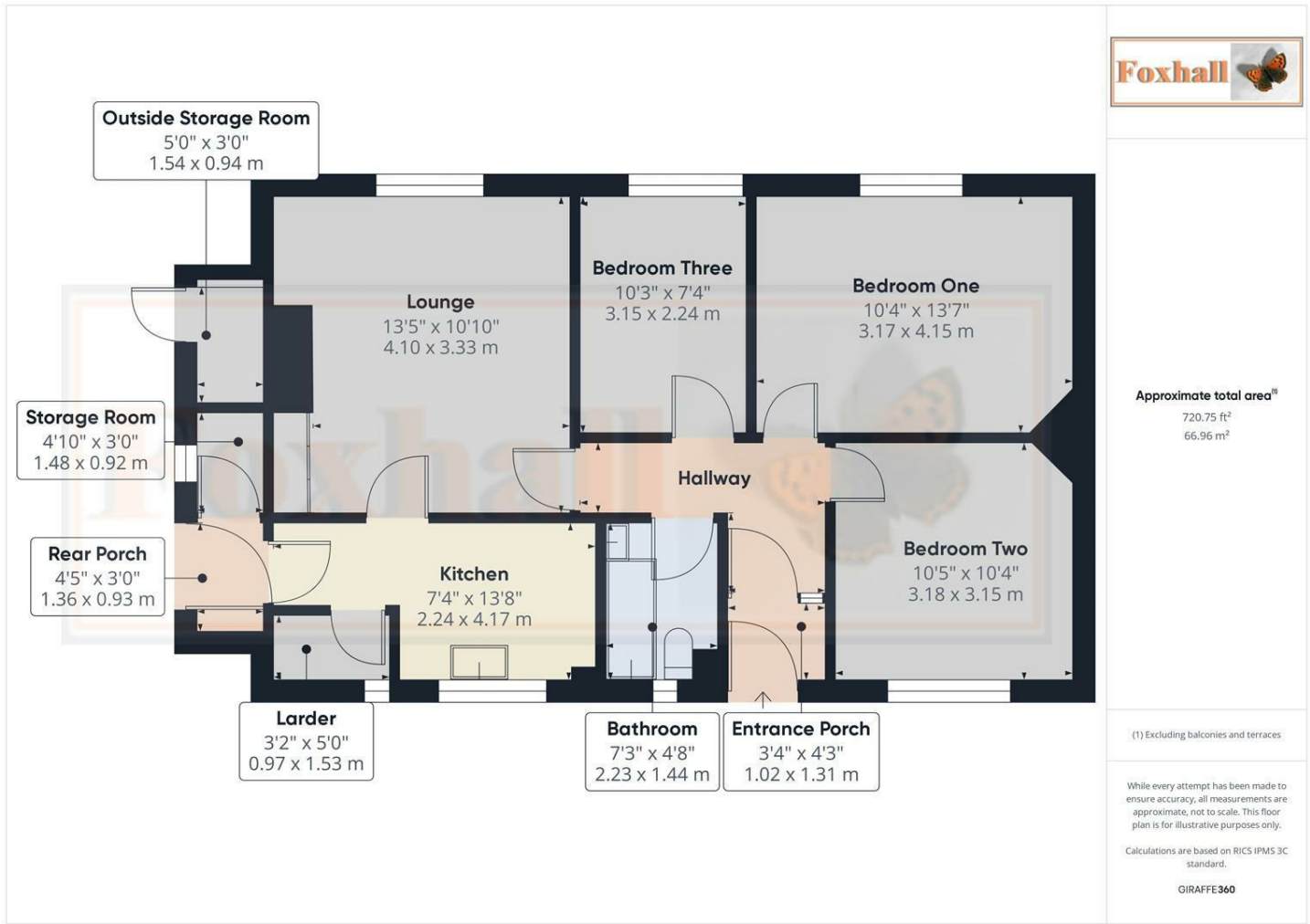
Hybrid Map



Terrain Map



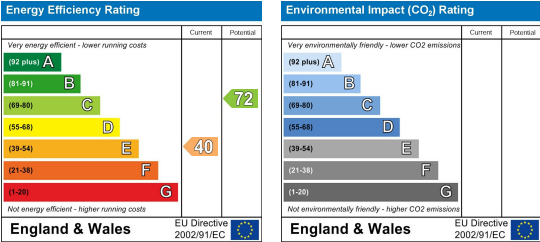
Floor Plan



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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