

Foxhall



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Britannia Road

Ipswich, IP4 5HF

Asking price £210,000



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Front Garden

Enclosed front garden via a low brick wall with entry via an iron railing gate and you also have access down the side of the property under the archway on the left hand side to give you access to the rear garden via a gate.

The front garden is made up of slate shingle and patio with a pathway leading to the front door.

Entrance Hall

Entry via a uPVC front door with a double glazed obscure window above, laminate flooring, and access to a ground floor room that is currently being used as a bedroom.

Lounge (Currently Used as Bedroom Four)

11'0" x 8'4" (3.36 x 2.56)

Sliding door for entry off entrance hall, access to the room that is currently being used as the dining room / lounge area, double glazed window to front, laminate flooring and two built in storage areas, wall light and a radiator.

Dining Room (Currently Used As Lounge/Diner)

10'11" x 12'0" (3.35 x 3.67)

Double glazed window to rear, laminate style floor, under stairs storage cupboard, access to the stairs, radiator and access to the kitchen.

Lobby

Radiator, access to the stairs

Kitchen

9'6" x 7'4" (2.90 x 2.26)

Comprising one and a half bowl single drainer unit with mixer, wall and base fitted units with cupboards and drawers, built in oven, electric hob with an extractor

above, tiled splash backs, space for a fridge freezer, laminate flooring, a breakfast area that seats up to two, wine shelving and a door to the utility room.

Utility Room

6'5" x 7'11" (1.96 x 2.42)

With work-surface, plumbing for washing machine, space for a tumble dryer, double glazed uPVC door with obscure window to the garden to the side and door to:

Bathroom

7'5" x 6' (2.26m x 1.83m)

Double glazed obscure window to the rear, extractor fan, spotlights, panelled bath with mixer and shower attachment over, low level W.C., pedestal wash hand-basin with hot and cold taps, heated towel rail, vinyl flooring and tiled splashback.

First Floor Landing

Access to loft which is two thirds boarded with fitted loft ladder and lighting and also housing Valliant boiler (approx. 8 years old and not regularly serviced) and doors to:

Bedroom One

11'2" x 13'8" (3.42 x 4.18)

Two double glazed windows facing the front, storage cupboard, laminate style flooring and a radiator.

Bedroom Two

10'11" x 10'5" (3.34 x 3.19)

Double glazed window to rear, laminate style flooring, radiator and built-in storage cupboard over stairs.

Bedroom Three

6'7" x 7'6" (2.02 x 2.31)

Double glazed window to rear, laminate flooring and a radiator.

Separate W.C.

Low level W.C. and a wall mounted wash hand-basin with mixer tap.

Rear Garden

85 approximately (25.91m approximately)

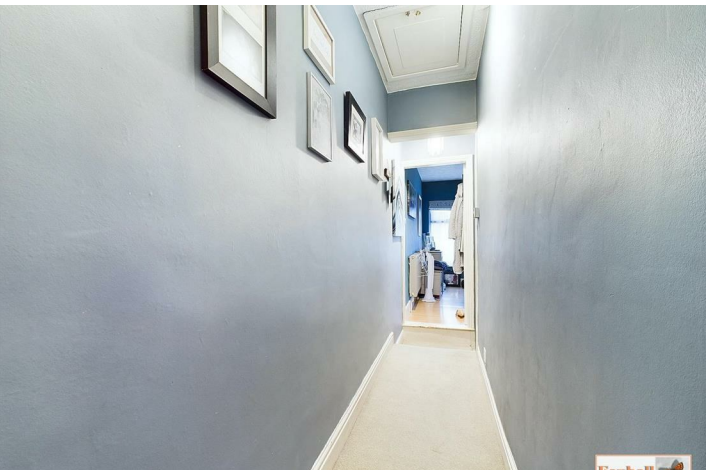
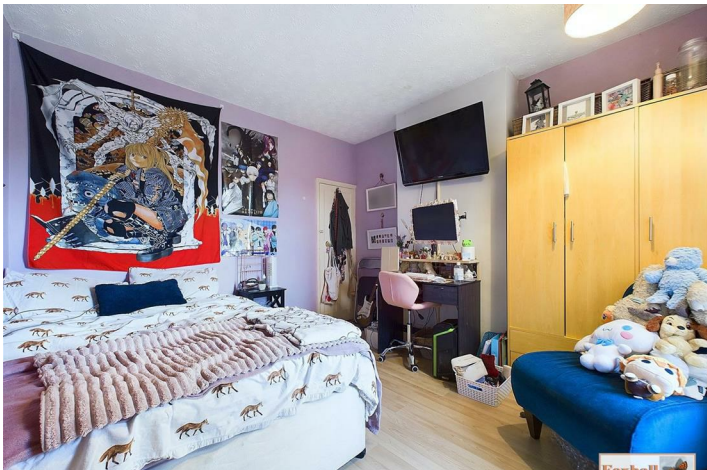
The rear garden approximately 85' in length and easterly facing with paved patio, power point, mainly laid to lawn with a small shed and enclosed by panel fencing and brick wall. There is a gate leading to the passageway to the front of the property.

Agents Note

Tenure Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



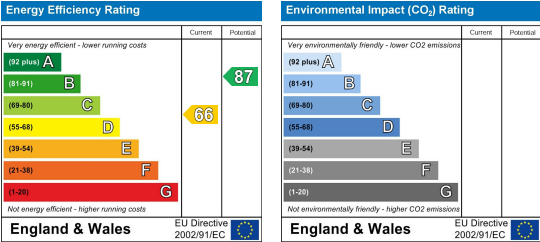
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.