

Foxhall



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Reynolds Road

Gainsborough, Ipswich, IP3 0JW

Guide price £250,000



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END OF TERRACE 3 BEDROOM HOUSE - MODERN FITTED KITCHEN - A POPULAR IP3 LOCATION - CLOSE TO LOCAL AMENITIES - EASY ACCESS TO A12 / A14 - GOOD SCHOOL CATCHMENTS (SUBJECT TO AVAILABILITY) - LOUNGE, SNUG AND SEPARATE DINING / UTILITY AREA - WELCOMING ENTRANCE HALL - FIRST FLOOR BATHROOM AND SEPARATE W.C. - OFF ROAD PARKING FOR THREE VEHICLES

Foxhall Estate Agents are delighted to offer for sale this three bedroom end of terrace house situated in the heart of the Gainsborough area.

The property boasts a welcoming entrance hall, a modern fitted kitchen, snug, lounge with a wood burner, dining room / utility space, three bedrooms, bathroom, separate W.C., a fully enclosed easterly facing rear garden and off road parking for three cars to the front via a driveway.

Ipswich's popular IP3 area of Gainsborough offers plenty of local amenities, good school catchments (subject to availability), local bus routes and easy access onto the A12 / A14.

In the valuer's opinion an early internal viewing is advised as to not miss out.

Front Garden

Access to the rear garden via a gate and off road parking for three cars via a mixture of shingle and hard concrete driveway with pathway access to the front door.

Entrance Hall

Entry via the front door, access to the stairs, an under stairs storage cupboard which has access to the boiler and an obscure double glazed window facing the side, wooden flooring, coving, spotlights and door to the snug and lounge and access to the kitchen and a radiator.

Snug

8'11" x 11'10" (2.73 x 3.61)

Double glazed window facing the front, radiator, wooden flooring, an open chimney breast feature with a tiled base, coving and an opening into the lounge.

Lounge

13'6" x 10'7" (4.14 x 3.24)

Coving, radiator, open chimney breast with a tiled base a wooden mantel with a wood burner inset, double glazed sliding patio doors going into the dining room.

Utility / Dining Room

8'7" x 19'2" (2.62 x 5.86)

Double glazed windows facing the rear, double glazed French style doors to the rear going out into the garden, wooden flooring, base level units, oak block worktop surface, plumbing for a washing machine, space for a tumble dryer and space for a fridge or freezer, two radiators, a breakfast bar which seats three comfortably, storage space, plenty of room for dining, space for a large fridge freezer.

Kitchen

10'6" x 8'9" (3.22 x 2.69)

Double glazed windows facing the rear, wall and base fitted units with cupboards and drawers, two built in ovens, a five ring gas hob with a cooker hood above, a butler sink, space for a dishwasher, space for a fridge,

tiled flooring, oak block rolltop worktops, tiled flooring, radiator, and access into the utility / dining room.

First Floor Landing

Storage space, access to the loft which is 2/3 boarded has a ladder but there is no lighting, coving and doors to bedrooms one, two, three, bathroom and separate W.C., double glazed window facing the side.

Bedroom One

13'6" x 6'11" (4.12 x 2.11)

Double glazed window facing the rear, coving, radiator, built in wardrobes, a feature Victorian style fireplace (not currently being used) and laminate flooring.

Bedroom Two

8'11" x 11'10" (2.74 x 3.61)

Double glazed window facing the front, coving and a radiator, a feature Victorian style fireplace (not currently being used).

Bedroom Three

7'8" x 8'11" (2.34 x 2.73)

Double glazed window facing the rear, radiator and coving.

Bathroom

5'6" x 4'9" (1.70 x 1.47)

Double glazed obscure window facing the front, extractor fan, spotlights, low flush W.C., vanity wash

hand basin with a mixer tap, panel bath with a mixer tap and waterfall shower over, fully tiled walls, tiled flooring and a heated towel rail.

W.C.

2'8" x 4'9" (0.82 x 1.47)

Double glazed obscure window facing the side, half panelled walls, tiled flooring and a low flush W.C.

Rear Garden

A fully enclosed easterly facing rear garden enclosed by panel fencing with two sheds, a pergola off the back of the dining / utility room offering you space for outdoor dining and entertaining, an outside tap. The garden has pathways mostly laid with artificial grass with a shed to the rear that has power and lighting. The garden also has a raised shingle area and side access down the front giving you access to the driveway and a bin storage area to the side of the property. There are also a mixture of trees and shrubs.

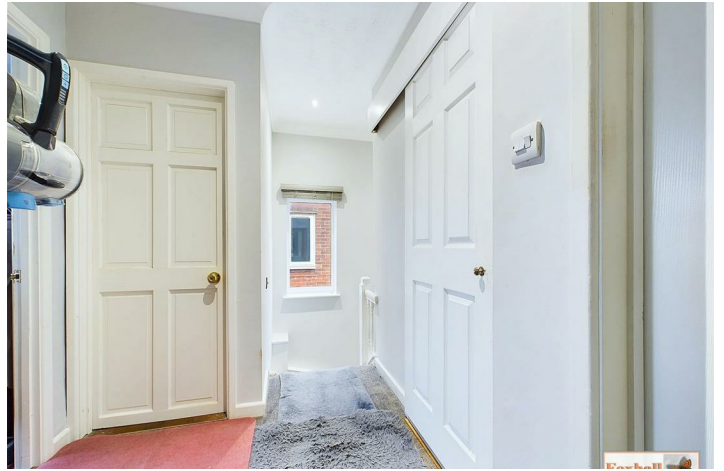
Agents Note

Tenure - Freehold

Council Tax Band - B









Road Map



Hybrid Map



Terrain Map



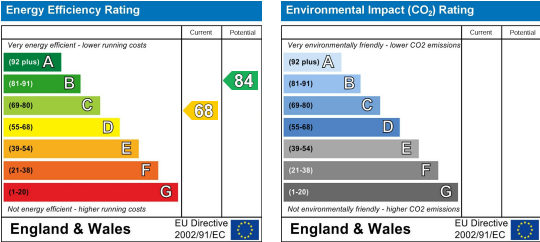
Floor Plan



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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