

# Foxhall



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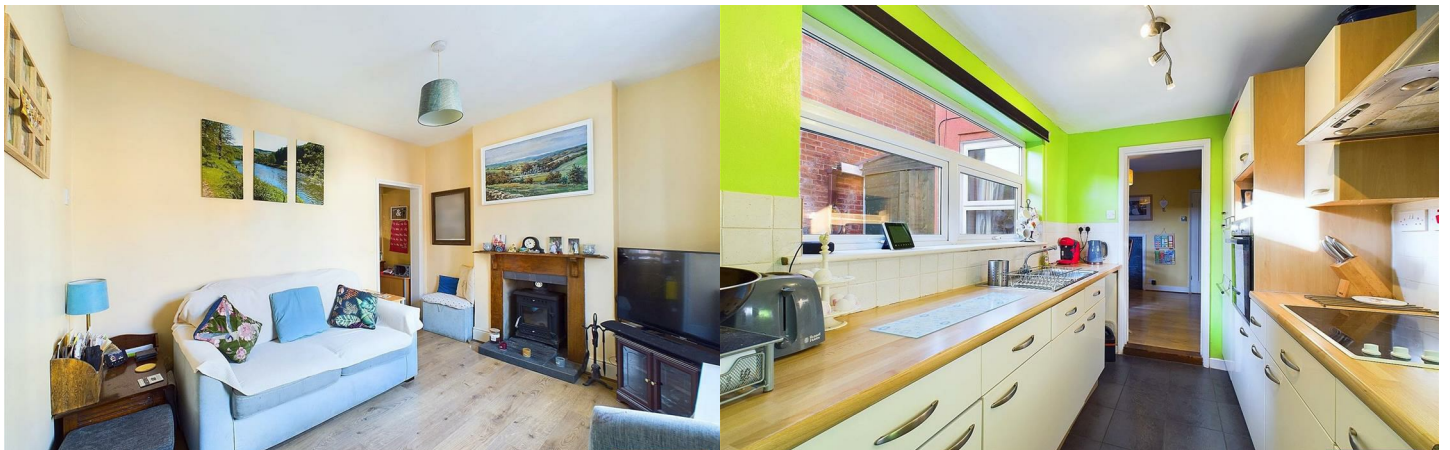
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## York Road

East Ipswich, IP3 8BU

Offers in excess of £210,000



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## Front Garden

Good area of off road parking to the front, covered sideway with lockable gate, light door to rear garden.

Double glazed entrance door to.

## Entrance Porch

Further obscure double glazed to.

## Lounge

11'8 x 9'8 (3.56m x 2.95m)

Double glazed window to front, radiator, fire surround, log burner, laminated style flooring and through to.

## Dining Room

11'8 x 9'8 (3.56m x 2.95m)

Double glazed window to rear, stairs off with cupboards under, radiator, laminated style flooring and door to.

## Kitchen

9'4 x 6'10 (2.84m x 2.08m)

Well fitted gloss fronted units comprising single drainer stainless steel sink unit with mixer drawer and cupboards under, roll top worksurfaces with drawers and cupboards under and wall mounted cupboards over, oven set into upright with hob to side and extractor over, double glazed window to side and through to.

## Inner Hallway

Through to utility room and sliding door to.

## Cloakroom

Low level W.C., wash basin, radiator, obscure double glazed window to side.

## Utility Room

7'9 x 5'9 (2.36m x 1.75m)

Roll top worksurface with appliance space, wall mounted cupboard, double glazed window to rear, radiator, double glazed door to outside.

## First Floor Landing

Doors to.

## Bedroom One

11'8 x 10'2 (3.56m x 3.10m)

Double glazed window to rear, radiator and door to.

## Bathroom

8'9 x 6'9 (2.67m x 2.06m)

Panelled bath with shower over and screen and mixer tap, pedestal wash hand basin with mixer, low level W.C., radiator, cupboard housing Baxi gas fired boiler and obscure double glazed window to rear.

## Bedroom Two

11'8 x 9'9 (3.56m x 2.97m)

Double glazed window to front, cupboard over the stairs, shelving and access to loft and a radiator.

## Rear Garden

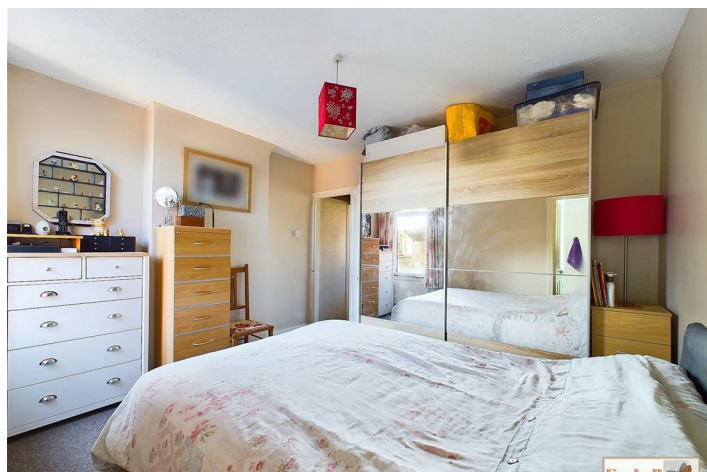
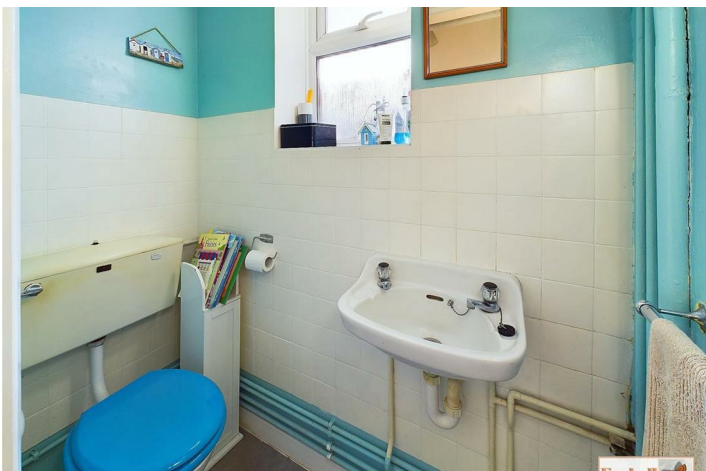
Enclosed by fencing with a good size patio area, lawn area, outside light and tap.

## Agents Note

Tenure - Freehold

Council Tax Band B





Road Map



Hybrid Map



Terrain Map



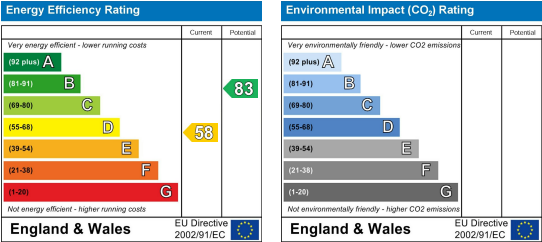
Floor Plan



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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