

# Foxhall



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## Schreiber Road

East Ipswich, IP4 4NG

Guide price £220,000



3



1



2



D



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## Front Garden

A path to the front garden, porcelain tiles and shingled low maintenance front garden with a mid-height brick wall.

## Lounge

3.31 x 3.45 (0.91m.9.45m x 0.91m.13.72m)

uPVC and glass door into the lounge, natural wooden flooring, radiator, double glazed window to the front, door through to the dining room.

## Dining Room

3.34 x 3.49 (0.91m.10.36m x 0.91m.14.94m)

Natural wooden floor, stairs up to the door and stairs up to the first floor, under stairs cupboard, radiator, double glazed window to the rear and a door through to the kitchen.

## Kitchen and Rear Lobby

12'5" x 6'10" (3.81 x 2.09)

The kitchen comprises of base units with cupboards and drawers under, worksurfaces over, a ceramic sink bowl drainer unit with mixer tap, double glazed window to the side, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a full height fridge freezer, freestanding electric oven with a stainless steel extractor hood over, splashback tiling, bespoke shelving, vinyl flooring and proceeding to a small rear lobby.

The rear lobby has a radiator, bespoke shelving, two cupboards one for storage and one housing the wall mounted combination Alpha boiler (approx. 4 years old and regularly serviced) and a door to the bathroom, directional lights and a uPVC and double glazed door to the outside.

## Bathroom

1.61 x 2.00 (0.30m.18.59m x 0.61m.0.00m)

Pedestal wash hand basin, low flush W.C., laminate flooring, radiator, obscure double glazed window to the rear, a large walk in shower cubicle, splashback tiling, extractor fan.

## Landing

Doors to bedrooms one, two and three, electric fuse board and access to the loft which has a ladder, boarding and light.

## Bedroom One

10'11" x 11'4" (3.33 x 3.47)

Double glazed window to the front, carpet flooring, radiator, and a walk in wardrobe.

## Bedroom Two

10'10" x 8'6" (3.32 x 2.60)

Laminate flooring, radiator, double glazed window to the rear, a built in cupboard with bi-fold door great for storage.

## Bedroom Three

8'11" x 6'11" (2.73 x 2.11)

Carpet flooring, radiator, double glazed window to the rear.

## Rear Garden

58'0" x 13'5" (17.7 x 4.11)

A shingle pathway to a raised decking area, mainly laid to lawn, a further shingle area with a shed (to stay) which is approx. 6' x 8', an outside tap, a pedestrian gate at the end which leads to the passageway behind the houses for bin storage, please note that this is the last house in the row so nobody comes through this garden.

## Agents Notes

Tenure - Freehold  
Council Tax Band - B







## Road Map



## Hybrid Map



## Terrain Map



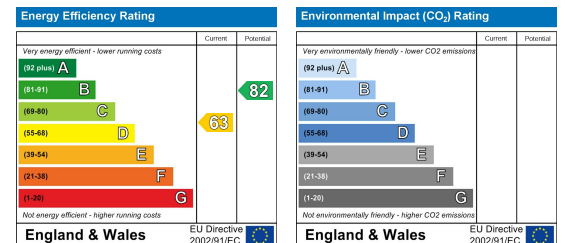
## Floor Plan



## 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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