

# Foxhall



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## Camwood Gardens

East Ipswich, IP3 8HY

Guide price £230,000





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## Front Garden

Large block paved private driveway to front providing off-street parking for vehicles, further shrubbery area to side, access to rear garden.

## Porch

Double glazed door to entrance hallway.

## Lounge / Diner

16' x 12'8 (4.88m x 3.86m)

Double glazed window to front, double glazed window to side, stair flight to first floor, single radiator. Door to kitchen / breakfast.

## Kitchen / Breakfast Bar

12'8 x 7'9 (3.86m x 2.36m)

Refitted only 5 years ago - this modern kitchen / breakfast room looks out onto the garden. Comprising double glazed window to rear with roller blind, double glazed door to rear, spotlights, contemporary work surfaces, wall mounted cupboards, integrated hob, electric oven, extractor, Beko washing machine (3 years), one and a half sink with mixer taps, luxury style flooring, single radiator, breakfast bar, integrated fridge / freezer, further tall larder cupboards. USB charging socket. Splashback tiling.

## Landing

Doors to bedroom one, two and the bathroom. Loft hatch. (Boarded).

## Bedroom One

12'7 x 7'10 (3.84m x 2.39m)

Double glazed window to rear with slatted blinds, single radiator, double airing cupboard, wardrobe recess. Aerial point.

## Bedroom Two

9'6 x 9'4 (2.90m x 2.84m)

Double glazed window to front with slatted blinds, single radiator. Aerial point.

## Bathroom

Refitted only 6 years ago - this modern bathroom comprises obscure double glazed window to side with roller blind, vanity hand wash basin set in vanity counter with cupboards under, mixer taps, illuminated mirror, half tile surround, panelled bath, low level W.C. with concealed backplate, luxury flooring.

## Rear Garden

Fully enclosed easterly facing rear garden, mainly laid to lawn with brick edging, flowers and shrubs with further lawned area, shed to remain, raised patio. With shed approximately 6' and 3' to stay.

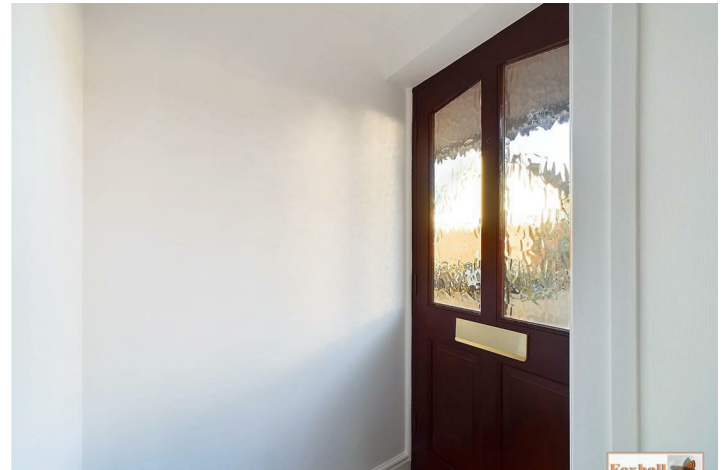
## Agents Notes

Tenure - Freehold

Council Tax Band - B













Road Map



Hybrid Map



Terrain Map



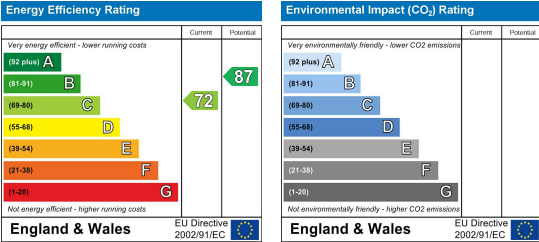
Floor Plan



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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