

# Foxhall



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## Phillipps Road

Barham, Ipswich, IP6 0AZ

Price £325,000





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## Front Garden

Off road parking for 2-3 cars comfortably, leading to a detached garage.

The front garden is mostly made up of a large flower bed with mature plants with a block paved pathway and driveway giving you access around both sides of the bungalow and lighting.

## Entrance Porch

Entry via a double glazed uPVC door to the side, obscure double glazed window facing the side, tiled flooring, coving and a door into the lounge.

## Lounge

15'0" x 16'7" (4.59 x 5.06)

Double glazed window facing the front, double glazed window facing the side, radiator, coving, fireplace with stone base and surround with a wooden mantle, door to the kitchen and a door to the mid-lobby Offering access to bedrooms and shower room.

## Kitchen

15'0" x 6'5" (4.58 x 1.96)

Double glazed window facing the rear, double glazed uPVC window facing the rear, double glazed uPVC door facing the rear and a double glazed window along side it, wall and base fitted units with cupboards and drawers, single sink bowl and drainer unit, space for a single oven with a cooker hood above and tiled splashback, roll top worksurfaces, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge freezer, wall mounted boiler which is new from January 2025, tiled flooring, coving, plumbing for a washing machine, wine shelving.

## Mid Lobby

Access to the loft, doors to an airing cupboard holding the Ideal water tank, bedrooms one, two and three and the shower room.

## Shower Room

5'4" x 6'9" (1.65 x 2.06)

A modern fitted shower room comprising an obscure double glazed window facing the rear, vanity unit with a low flush W.C. and a wash hand basin with a mixer tap, step in shower cubicle with an electric shower, coving, heated towel rail, fully tiled walls and vinyl flooring.

## Bedroom One

8'0" x 13'2" (2.44 x 4.03)

Double glazed window facing the front, radiator and built in sliding wardrobes with one door having a mirror.

## Bedroom Two

9'9" x 9'10" (2.98 x 3.00)

Double glazed window facing the rear, fitted sliding wardrobes with one door as a mirror, coving, radiator.

## Bedroom Three

6'7" x 10'3" (2.02 x 3.13)

Double glazed window facing the front, radiator, coving.

## Rear Garden

A fully enclosed via panel fencing south easterly facing mature rear garden mostly made up of patio / seating areas giving you access to a uPVC door leading to the garage, a separate shed / storage building, greenhouse, a shed, archways and greenery and an outside tap. The garden has safety hand rails and also a side gate leading to access to the driveway and garage and also giving you access to the front of the property.

## Garage

An electric roll door, power and lighting, double glazed uPVC door to the side.

## Agents Note

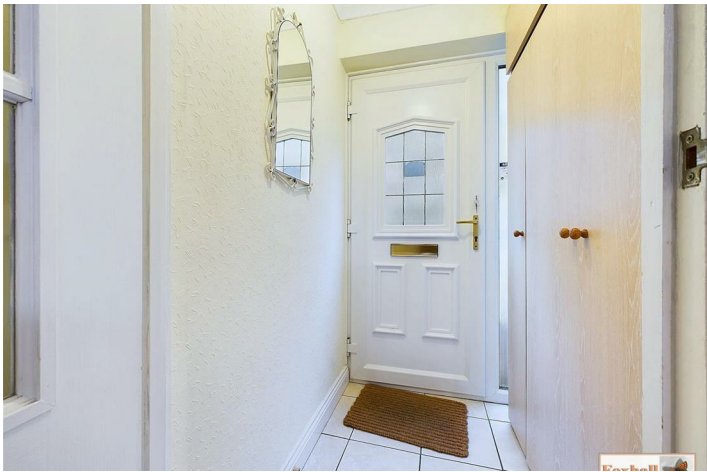
Tenure - Freehold

Council Tax Band - C

Please note that since the photos were taken a new boiler has been installed.













Road Map



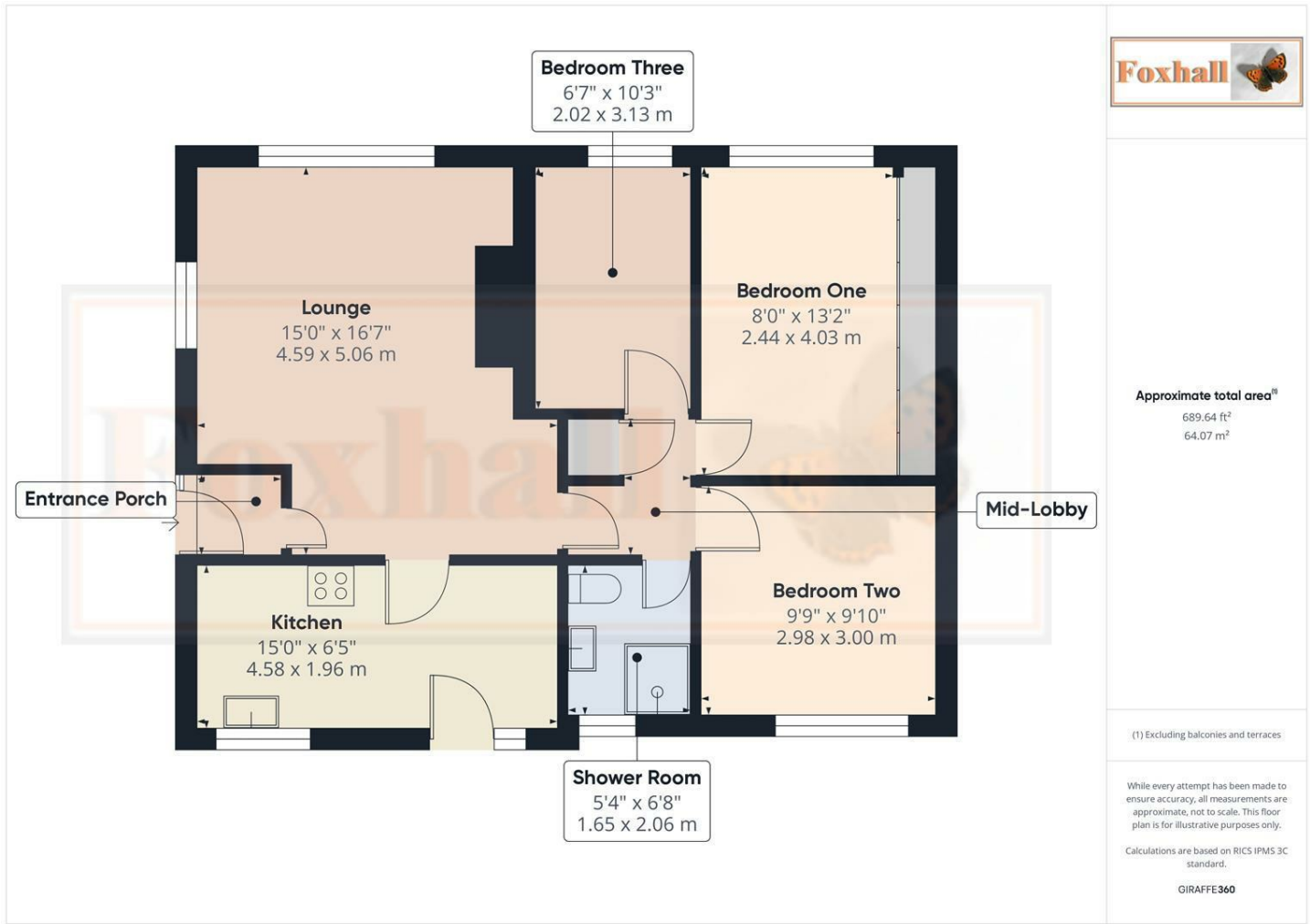
Hybrid Map



Terrain Map



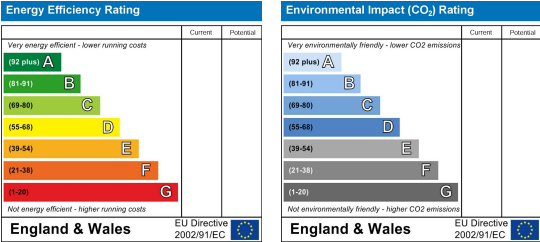
Floor Plan



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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