

Foxhall



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Blackheath Avenue

Ribbans Park, Ipswich, IP3 8XP

Offers in excess of £210,000



2



2



1



B



Blackheath Avenue

Ribbons Park, Ipswich, IP3 8XP

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Entrance Hall

Entry telecom system, double built in storage cupboard, radiator, doors to bedrooms one, two, family bathroom, kitchen and lounge / dining area.

Bedroom One

13'2" x 10'7" (4.03 x 3.24)

Double glazed window facing the rear which overlooks the boules club, fitted sliding wardrobes and a door into the en-suite shower room.

En-Suite Shower Room

Double glazed obscure window to the rear, vanity unit with a low flush W.C. and a wall mounted wash hand basin with a mixer tap, shaver point, spotlights, tiled splashback, tiled flooring and a step in shower cubicle.

Bedroom Two

13'2" x 9'8" (4.03 x 2.96)

Double glazed window facing the side, radiator.

Bathroom

5'6" x 7'1" (1.69 x 2.18)

Extractor fan, spotlights, pedestal wash hand basin with a mixer tap, low flush W.C., radiator, panel bath with mixer taps and a shower over, tiled flooring and tiled splashback.

Lounge / Dining Room / Kitchen

23'7" x 11'10" (7.19 x 3.63)

Laminate flooring throughout, two radiators, spotlights and two hanging lights, large double glazed window facing the front, separate single glazed window facing the front by the kitchen above the sink, wall and base fitted units with cupboards and drawers, wall mounted Potterton Pro Max Ultra boiler (fitted in 20220), roll top work surfaces, built in dishwasher, integrated washing

machine, one and a half stainless steel sink bowl drainer unit with a mixer tap, built in fridge freezer, built in oven with a gas hob and extractor hood above.

Plenty of living and dining space.

Communal Area

Offering off road parking for one car which is allocated to the property along with access to visitors spaces, bike storage area, bin storage area and some lovely walkways and access to the golf club.

Agents Note

Tenure - Leasehold

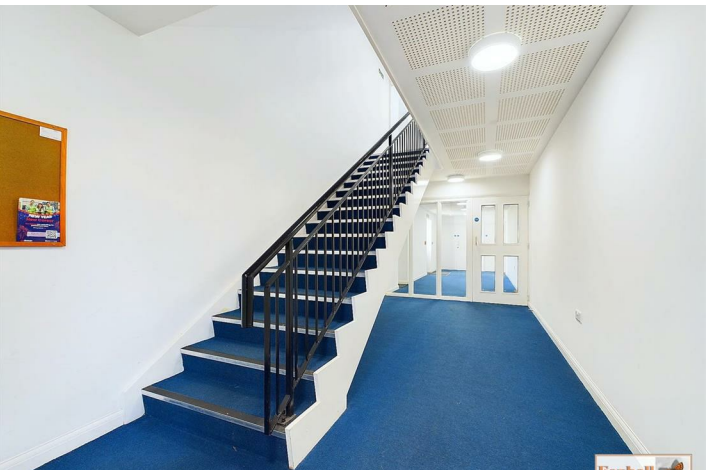
Council Tax Band - B

994 years left on the lease.

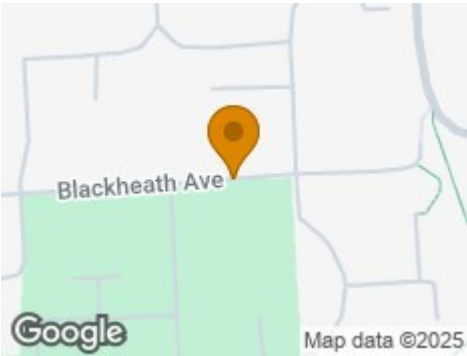
Ground rent and service charge included £148 per month including building insurance.

All figures will need to be confirmed by the purchaser's legal representatives.





Road Map



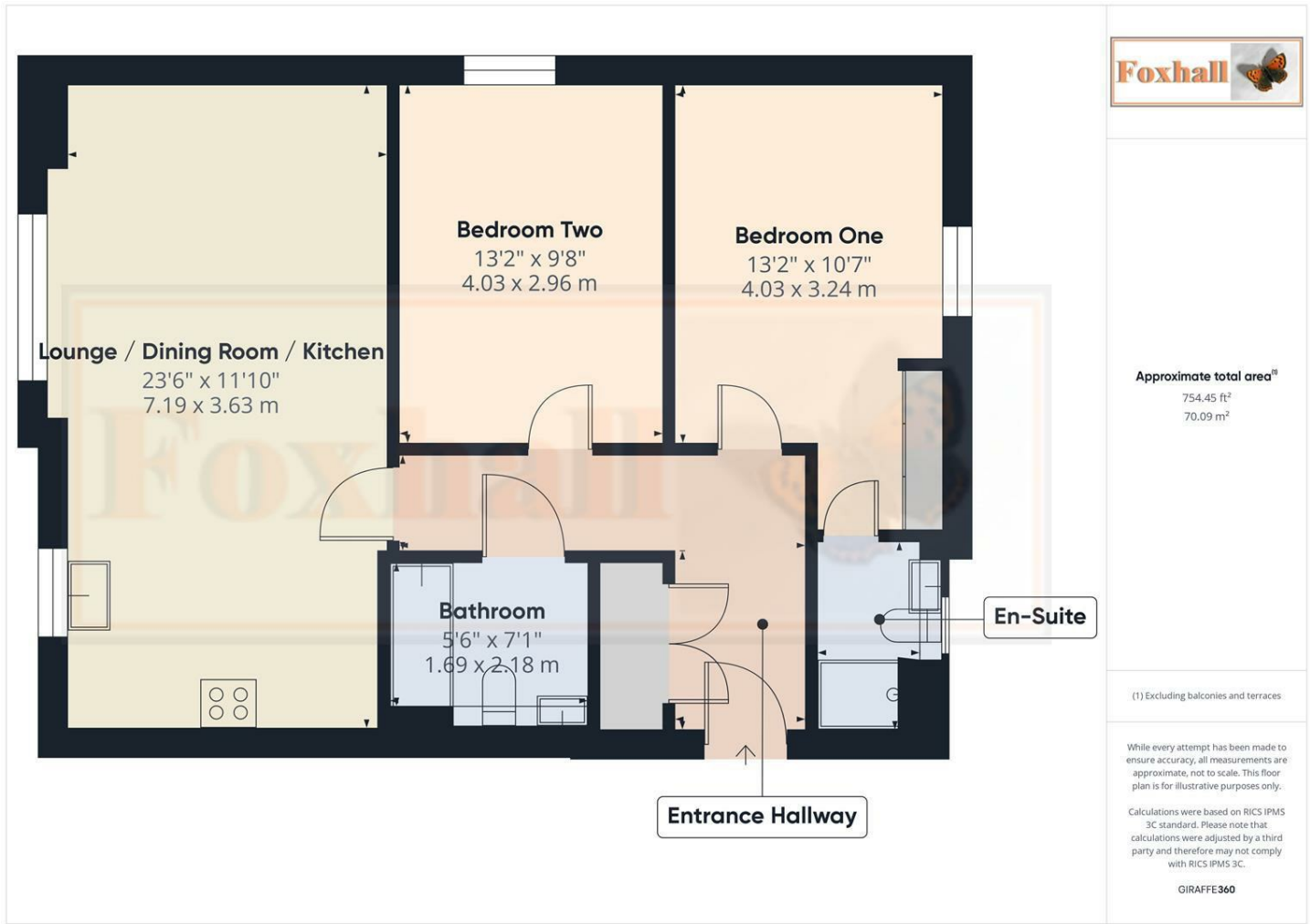
Hybrid Map



Terrain Map



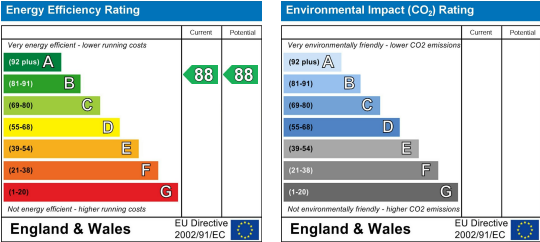
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.