

Foxhall



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Hayman Road

North East Ipswich, IP3 0HB

Guide price £200,000



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Front Garden

Hardstanding driveway suitable for two- three cars comfortably, access down the side to the rear garden via a pedestrian gate, border to one side with mature trees.

Entrance Hallway

Entrance hall into the hallway, panelling, dado rail, door to the lounge, kitchen and under stairs cupboard which has a double glazed obscure window to the front great opportunity for storage (although there is currently no power in there the fuse board is in there offering the opportunity a socket could be put in there for a chest freezer etc), stairs rising to the first floor and laminate flooring.

Lounge

10'7" x 14'11" (3.25 x 4.55)

Wooden laminate flooring, double glazed window to the rear with slatted blinds, double glazed window to the front with slatted blinds, radiator, inset gas fire, aerial, point, coving.

Kitchen

11'2" x 8'10" (3.42 x 2.70)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, stainless steel sink bowl drainer unit, plumbing and space for a washing machine, space for a freestanding electric oven, space for a full height fridge freezer, wooden flooring, splash back tiling, door into the conservatory and door into the bathroom.

Conservatory / Dining Room

13'10" x 10'10" (4.23 x 3.32)

Light and airy good sized conservatory / dining room, laminate flooring, power and light. Double glazed windows and French doors to the rear garden.

Wash Room

Vinyl flooring, splash back tiling, pedestal wash hand basin, door into the rest of the bathroom.

Bathroom

5'2" x 5'7" (1.58 x 1.72)

Low flush WC, panelled bath with shower over, obscure double glazed window to the rear, splash back tiling and a radiator.

First Floor Landing

Doors to bedrooms one and two, storage cupboard, panelling, dado rail and a double glazed window to the front with fitted blinds and access to the loft hatch.

Bedroom One

10'7" x 14'10" (3.24 x 4.54)

Double aspect room with double glazed window with fitted blinds to the front, and a double glazed window to the rear with fitted blinds. To the rear there is a view over the garden and to the front a view over the park, a Victorian style fireplace (currently boarded up), radiator, carpet flooring and coving.

Bedroom Two

10'2" x 8'10" (3.12 x 2.71)

Laminate flooring, radiator, double glazed window to the rear, wardrobes, cupboard housing the Glowworm boiler, water tank and some storage, a further cupboard for further storage.

Rear Garden

30'0" x 48'9" (9.166 x 14.873)

Pedestrian gate through to front garden, mainly laid to lawn, fully enclosed, borders on all three sides with mature trees and bushes, outside water tap, shed approx. 6' x 8' (to stay). Please note that the garden extends past the screening at the end of the garden by about 4'.

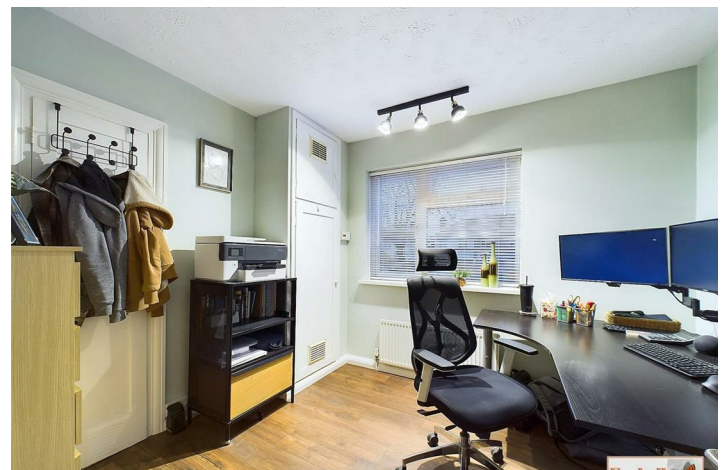
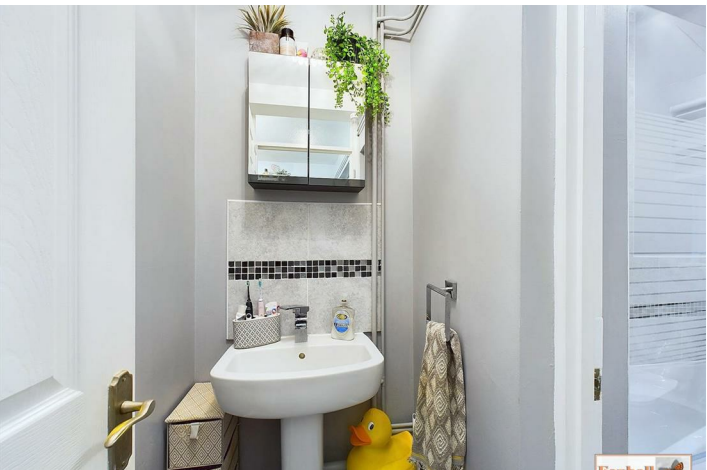
Agents Note

Tenure - Freehold

Council Tax Band - A

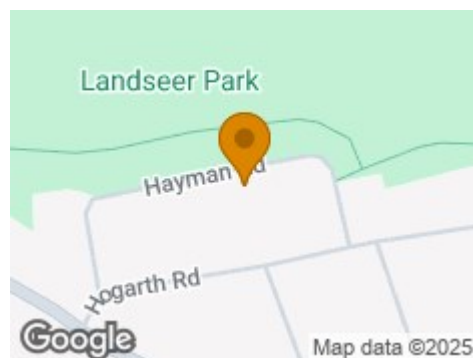
The Beko oven is approximately three years, the Beko washing machine is 18 months old and the Beko fridge freezer is eight years old. These are potentially available as well.







Road Map



Hybrid Map



Terrain Map



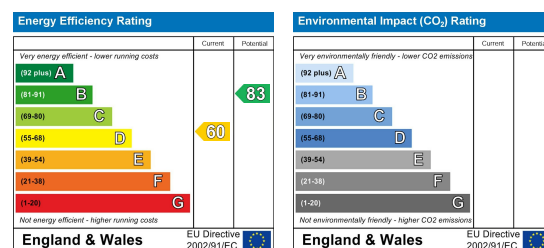
Floor Plan



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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