

Foxhall



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Hervey Street

Christchurch Park, Ipswich, IP4 2EU

Guide price £225,000



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Front Garden

Original tiles and brick wall and gate, low maintenance mature shrubs, open porchway leading to the front door.

Entrance Hallway

Original corbels, carpet flooring, stairs up to the first floor and door to the dining room.

Lounge

11'0" x 10'9" (3.36 x 3.28)

Double glazed bay window to the front, aerial point, phone point, carpet flooring, high skirting boards, picture rails, feature fireplace with inset coal effect gas fire, radiator and an archway through to the dining room.

Dining Room

11'9" x 11'1" (3.60 x 3.40)

Original flooring, picture rails, high skirting boards, double glazed window to the rear, radiator, large under stairs cupboard for storage or a larder / utility cupboard, door to the kitchen.

Kitchen

Comprising of base units with drawers and cupboards with worksurfaces over, double butler sink inset with mixer tap, free standing Zanussi electric oven with extractor hood over in recess which is tiled, splashback tiling, tiled flooring, radiator, space for a full height fridge / freezer, double glazed window to the side, radiator, uPVC and glazed door to the side and access to the rear garden, door to the larder / utility cupboard.

Utility / Larder Cupboard

Original wooden flooring and a window to the rear.

First Floor Landing

Doors to bedroom one, bedroom two and the bathroom, access to a loft hatch, and a storage cupboard housing the fuse board.

Bedroom One

10'11" x 13'10" (3.35 x 4.24)

Two double glazed windows to the front, fitted curtain rail, radiator, carpet flooring, high skirting.

Bedroom Two

11'10" x 8'3" (3.62 x 2.53)

Double glazed window to the rear, radiator, carpet flooring, high skirtings.

Bathroom

10'1" x 8'11" (3.08 x 2.72)

Four piece bathroom consisting of original bath, low flush W.C., pedestal wash hand basin and walk in shower cubicle, obscure double glazed window to the rear, roller blinds, splashback tiling, vinyl flooring, spotlights, extractor fan and a radiator.

Side Garden

19'8" x 26'2" (approx.) (6 x 8 (approx.))

Accessed via steps down into the rear garden, one area going back towards the front and side of the property, suitable for allotment planting or ornate garden however also the homeowner has investigated with local planning that they would be amenable to a gate and car parking in this side area. Further conversations with the Local Authority however will need to be made in regard to a dropped kerb etc if the new homeowners would like to pursue this.

Secluded garden area has a decking area, enclosed by walls and fencing in its entirety, mature planting and retained stone borders.

Rear Garden

28'6" x 32'1" (max) (8.7 x 9.8 (max))

Unusually large side garden and rear garden corner plot for this road. It is much bigger than the majority of

gardens in this road and area and as such could be a huge benefit to this property.

Patio area leading down to the open cellar and wash room area, further path and door to outside toilet. shrubs and planting leading to a lovely un-overlooked grassed lawn area which could be made even more private with the use of some trellis screening or potentially a gazebo / garden sail, there is also a pedestrian gate which can be used to access the pathway which comes back out onto the adjoining road for access.

Garden W.C.

High flush W.C, power and a lean to.

Wash Room

9'8" x 8'7" (2.97 x 2.63)

With a plumbed in butler sink, light and power, currently where a washing machine is plumbed in and is suitable for other appliances to be housed here including a chest freezer or dryer etc, window.

Cellar Room

8'2" x 11'1" (2.51 x 3.38)

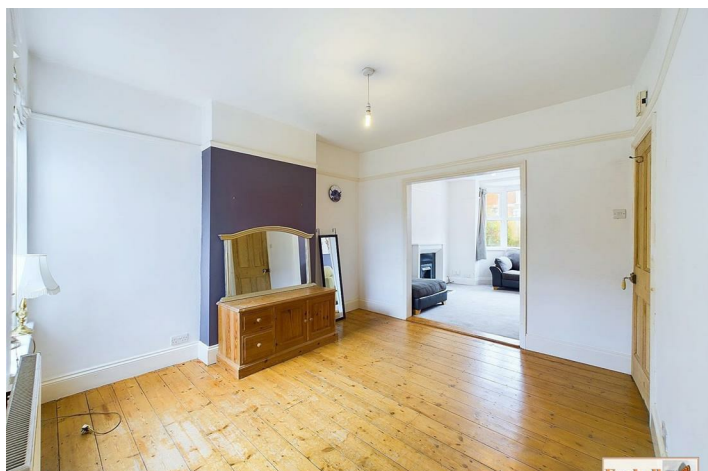
Porchway and recess under the stairs, hallway area, wall mounted Vaillant boiler which is regularly serviced. Window.

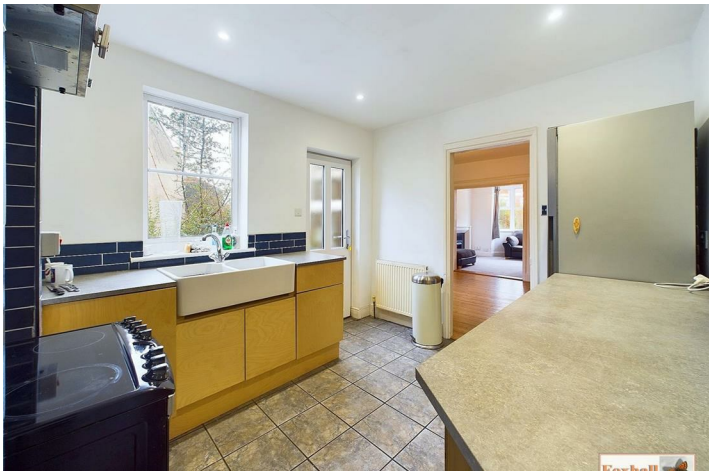
Agents Note

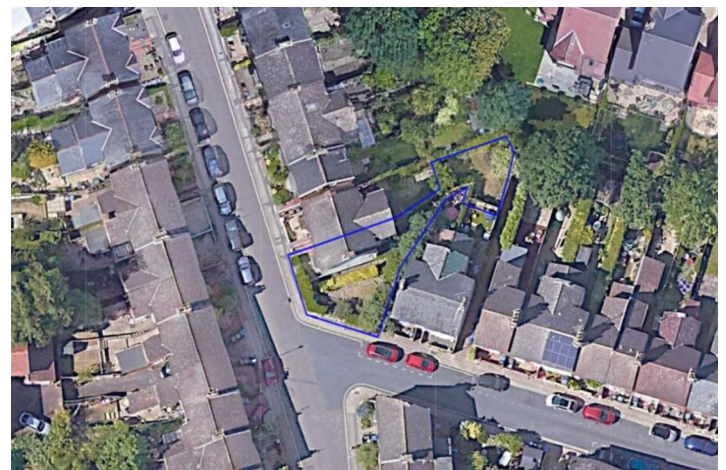
Tenure - Freehold

Council Tax Band - B

Some furniture and white goods open to negotiation - On street parking permit can be applied for from the local council at a small annual fee by all residents.







Road Map



Hybrid Map



Terrain Map



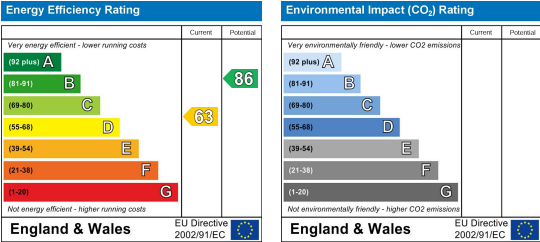
Floor Plan



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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