

Foxhall



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Ribbans Park Road

Ribbans Park, Ipswich, IP3 8XS

Price £140,000



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Front Garden

Low maintenance front garden with path to the front door, to the side there is a block paved driveway for two vehicles and secure gated access to the rear garden.

Entrance Hallway

Doors to the lounge, kitchen, w.c. and under stairs cupboard, stairs to the first floor, radiator, laminate flooring.

Lounge

19'10" x 11'5" (6.06 x 3.5)

Front aspect double glazed bay window, radiator, carpeted flooring.

Dining Room

9'10" x 8'1" (3.00 x 2.47)

Rear aspect double glazed french doors into the garden, radiator, carpeted flooring.

Kitchen

9'11" x 9'5" (3.04 x 2.88)

Base and eye level units, rolled edge worktops, integrated fridge/freezer, integrated electric oven, integrated gas hob with stainless steel extractor over, integrated dishwasher, integrated sink and drainer, wall mounted combi boiler, rear aspect double glazed window, radiator, laminate flooring.

Downstairs W.C.

Low level w.c., pedestal hand wash basin with tiled splashback, radiator, front aspect double glazed window, laminate flooring.

Landing

Doors to all bedrooms and the bathroom, side aspect double glazed window, carpeted flooring.

Bedroom One

11'1" x 10'11" (3.4 x 3.33)

Front aspect double glazed window, built in wardrobes, radiator, carpeted flooring, door to the en-suite.

En-Suite

Shower cubicle with tiled walls and glass shower screen, low level w.c, wall mounted hand wash basin, radiator, half tiled walls, tiled flooring.

Bedroom Two

13'3" x 10'1" (4.06 x 3.08)

Rear aspect double glazed window, radiator, carpeted flooring.

Bedroom Three

9'6" x 8'3" (2.92 x 2.52)

Rear aspect double glazed window, radiator, carpeted flooring.

Bathroom

Panel bath with tiled walls and glass shower screen, low level w.c, wall mounted hand wash basin, front aspect frosted double glazed window, radiator, half tiled walls, tiled flooring.

Rear Garden

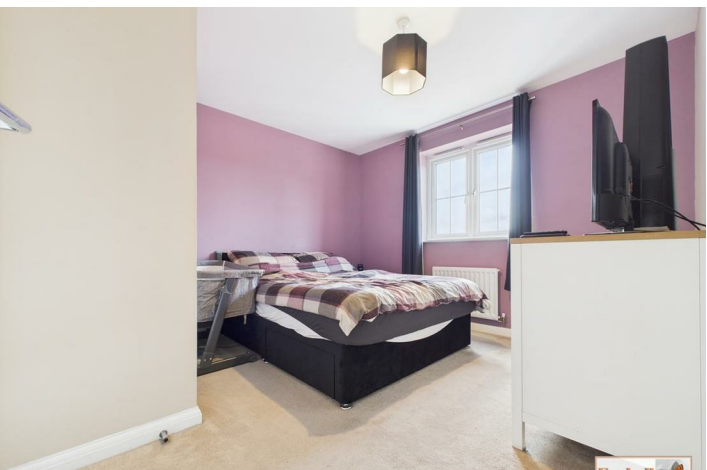
Enclosed to panel fencing the rear garden is mainly laid to lawn with a patio area and a further area laid to slate, there is secure side gated access round to the front of the property.

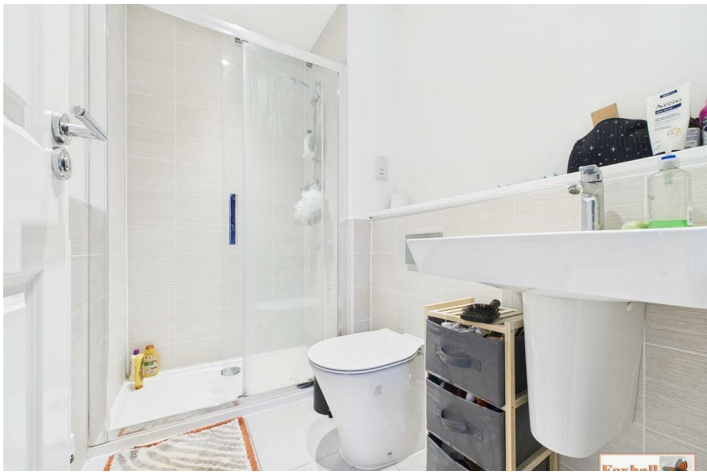
Agents Note

Tenure - Leasehold
Council Tax Band - D

Based on 40% ownership the monthly rent is currently £551 inclusive of service charge and ground rent.







Road Map



Hybrid Map



Terrain Map



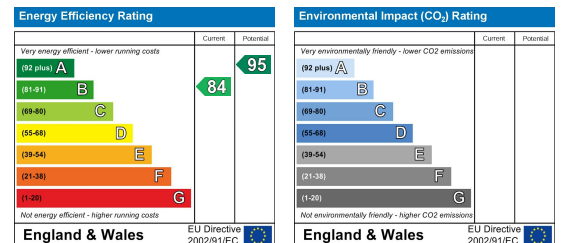
Floor Plan



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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