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Norwich Road

Town Centre, Ipswich, IP1 2PT

Offers in excess of £260,000



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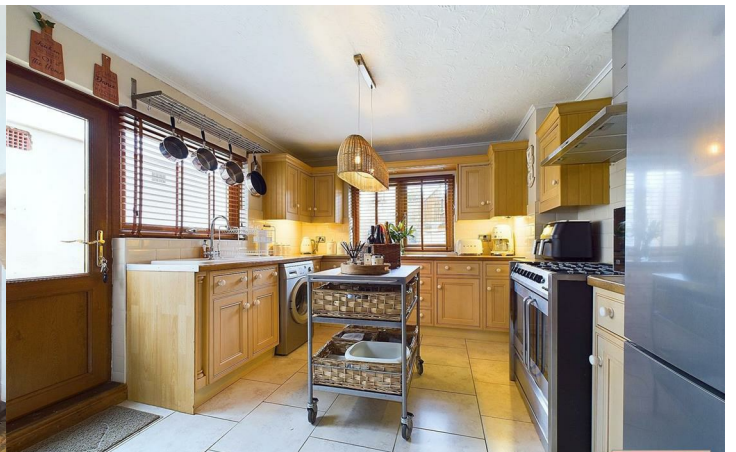
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E



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Front Garden

Brick wall front with iron railings, pathway to the front door with a shingle front finish.

Entrance Hall

Triple glazed door to the front, triple glazed window to the front above the door, natural wood flooring, access to the stairs, radiator and doors to the lounge, shower room and cellar.

Lounge

12'2" x 12'2" (3.72 x 3.72)

Triple glazed window to the front, a newly fitted gas stove fire with granite surround, natural wood flooring, radiator and the entrance to the dining room.

Dining Room

10'1" x 12'2" (3.09 x 3.72)

Natural wood flooring, radiator and double doors to the kitchen.

Kitchen

12'8" x 10'4" (3.87 x 3.17)

Triple glazed windows to the rear and to the side, wall and base fitted units with cupboards and drawers, one and a half sink bowl and drainer unit, space for a large fridge freezer, plumbing for a washing machine, under unit lighting, double oven space with a cooker hood, tiled splash back and flooring and a triple glazed door to the side to the garden.

Shower Room

10'0" x 5'5" (3.07 x 1.67)

Triple glazed obscure window to the side, walk in shower cubicle with shower from Grohe, vanity wash hand basin, low flush W.C., heated towel rail and tiled walls and flooring.

Cellar

11'8" x 12'0" (3.56 x 3.68)

On the way down the stairs there are two storage areas, triple glazed window to the front, lighting and power.

Landing

Cupboard over the stairs, a Worcester boiler that was fitted in January 2020, triple glazed window to the front, loft access and doors to;

Bedroom One

12'2" x 12'5" (3.73 x 3.80)

Triple glazed window to the front, natural wood flooring, a closed off brick feature fireplace and a radiator.

Bedroom Two

10'1" x 10'4" (3.08 x 3.16)

Triple glazed window to the rear and a radiator.

Bedroom Three

7'2" x 7'10" (2.20 x 2.41)

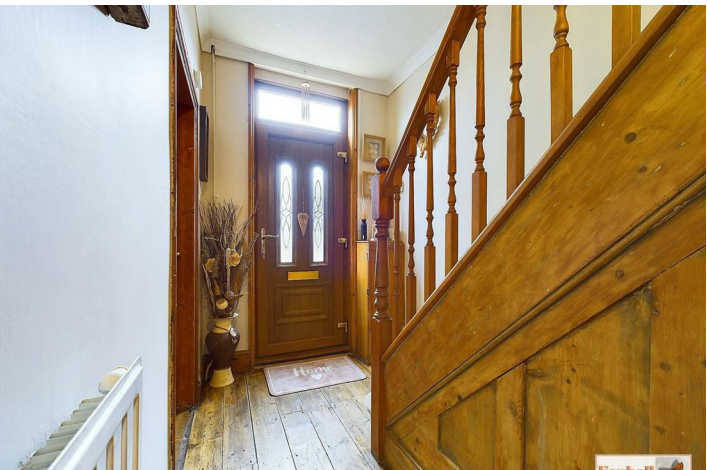
Triple glazed window to the rear, a Sharps fitted double hanging wardrobe and cupboard above the bed and a radiator.

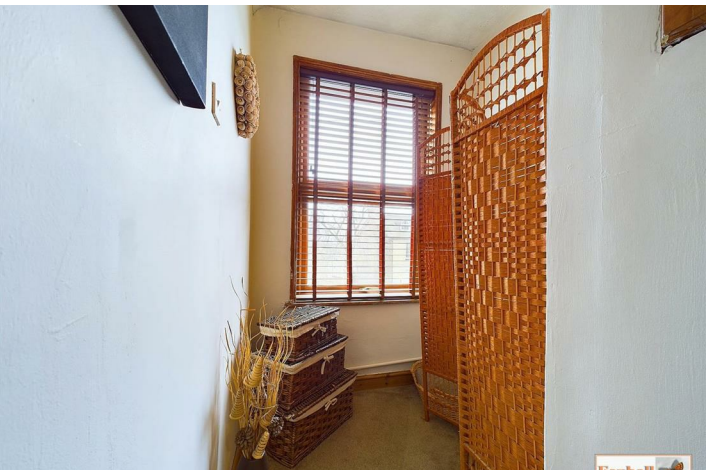
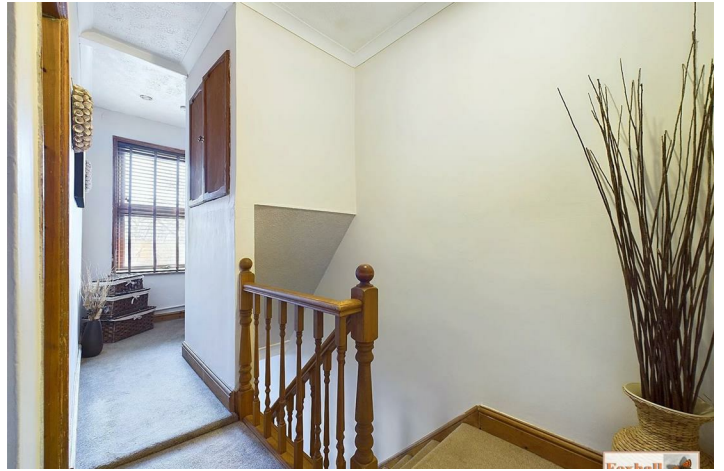
Rear Garden

A garden over three tiers with a shingle area leading to steps giving you access to decking and further steps up to a parking space on a block paved driveway with iron gates for entry.

Agents Note

Tenure - Freehold
Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



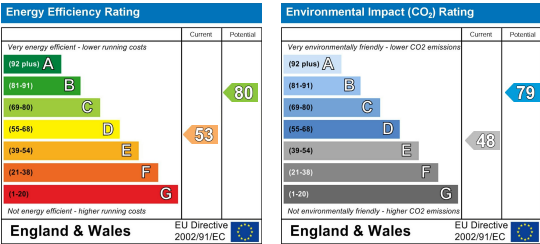
Floor Plan



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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